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# RENTAL AGREEMENT AND/OR LEASE

This Rental Agreement and/or Lease shall evidence the complete terms and conditions under which the parties whose signatures appear below have agreed. Landlord(s), shall be referred to as "OWNER" and Tenant shall be referred to as "RESIDENT." As consideration for this agreement, OWNER agrees to rent/lease to RESIDENT and RESIDENT agrees to rent/lease from OWNER for use solely as a residence, the premises located at:

**2500 W. Fayette Street, Baltimore, MD 21223**
**renting to: Jasmin Dunkley**
**(1) child**

1. **TERMS:** RESIDENT agrees to pay in advance **$1300** on the **1st** day of each month. This agreement shall commence on **10/13/2026** and continue for a term of at least one years (12 months) terminating or renewing on **11/1/2027** RESIDENT should move from the premises prior to the expiration of this time period, s/he shall be liable for all rent due until such time that the Residence is occupied by an OWNER approved paying RESIDENT and/or expiration of said time period, whichever is shorter.

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2. **PAYMENTS:** Rent payments are to be made money order or cash or Venmo. All payments are to be made payable to:**David Hubbard** . Payment is due to OWNER **before or on the 1st on the month**
**Venmo: @David-Hubbard-28 OR Cash App: $DHubbardJr**

3. **SECURITY DEPOSITS:** The total of one month's rent shall secure compliance with the terms and conditions of this agreement and shall be refunded to RESIDENT within 60 days after the premises have been completely vacated less any amount necessary to pay OWNER; ***a) any unpaid rent, and late fees b) cleaning costs - including steam cleaning carpets, if applicable c) key replacement costs, d) cost for repair of damages to premises and/or common areas above ordinary wear and tear, and e) any other amount legally allowable under the terms of this agreement***. A written accounting of said charges shall be presented to RESIDENT within **30** days of move-out. If deposits do not cover such costs and damages, the RESIDENT shall immediately pay said additional costs for damages to OWNER. The total security deposit is **$1300.00 is due to OWNER at time of signing lease.**

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4. **LATE CHARGE:** A late fee of **$50.00** shall be added to any payment of rent made after the **5th** day after the due date and will compound every 5th day thereafter. In the event of a deficient (bounced) payment, RESIDENT shall pay all additional fees accrued by OWNER. Further, all future payments must be made in the form of a money order or cash.

5. UTILITIES: **RESIDENT agrees to pay all utilities and/or services based upon occupancy of the premises** OWNER will pay for HOA dues. Resident will pay for water bill supplied by the Owner.

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6. OCCUPANTS: Guest(s) staying over 30 days without the written consent of OWNER shall be considered a breach of this agreement. ONLY the following individuals listed above, AND NO OTHERS shall occupy the subject residence for more than 30 days unless the expressed written consent of OWNER obtained in advance. If more individuals are present more than the 30 days, then a $150.00 per month fee will apply until those individuals are no longer in the home.

7. **PETS:** none.

8. **LIQUID FILLED FURNISHINGS:** No liquid filled furniture, receptacle containing more than ten gallons of liquid is permitted without prior written consent and meeting the requirements of the OWNER. RESIDENT also agrees to carry insurance deemed appropriate by OWNER to cover possible losses that may be caused by such items.

9. **PARKING:** Street Parking/Driveway/Garage. OWNER is *not* responsible for any loss or damage to renter's or Vistor's vehicle(s).

10. **NOISE&SMOKING:** RESIDENT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of another RESIDENT and/or neighbor which includes noises related to pets. Said noise and/or activity shall be a breach of this agreement. RESIDENT agrees NOT to smoke inside the premises. Smoking may be allowed outside premises with doors and windows closed.

11. **DESTRUCTION OF PREMISES:** If the premises become totally or partially destroyed during the term of this Agreement so that RESIDENT'S use is seriously impaired, OWNER or RESIDENT may terminate this Agreement immediately upon a Three day written notice to the other.

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12. **CONDITION OF PREMISES:** RESIDENT acknowledges that s/he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, are all clean, and in good satisfactory condition except as may be indicated elsewhere in this Agreement. RESIDENT agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damaged by RESIDENT, his guests and/or invitees, except as provided by law. At the termination of this Agreement, all of above items in this provision shall be returned to OWNER in clean and good condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to OWNER. It is agreed that all dirt, holes, tears, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear. This will inspected by the OWNER prior to leaving the home. Property manager will do every 3 month inspections with a minimum of 24 hour notice given to RESIDENT.

13. **ALTERATIONS:** RESIDENT shall not paint, wallpaper, alter or redecorate, change or install locks, install antenna or other equipment, screws, fastening devices, large nails, or adhesive materials, place signs, displays, or other exhibits, on or in any portion of the premises without the written consent of the OWNER except as may be provided by law.

14. **PROPERTY MAINTENANCE:** RESIDENT shall deposit all garbage and waste in a clean and sanitary manner into the proper receptacles and shall cooperate in keeping the garbage area neat and clean. RESIDENT shall be responsible for disposing of items of such size and nature as are not normally acceptable by the garbage hauler. RESIDENT shall call COUNTY BULK TRASH to schedule pick-up of large items to be disposed. RESIDENT shall be responsible for keeping the kitchen and bathroom drains free of things that may tend to cause clogging of the drains. RESIDENT shall pay for the cleaning out of any plumbing fixture that may need to be cleared of stoppage and for the expense or damage caused by stopping of waste pipes or overflow from bathtubs, wash basins, or sinks. RESIDENT agrees to keep and maintain the property in good/excellent, sanitary conditions during the term of this lease. RESIDENT is responsible for keeping the external walks free from dirt and debris including snow/ice.

15. **HOUSE RULES:** RESIDENT shall comply with all house rules as stated on separate addendum, but which are deemed part of this rental agreement, and a violation of any of the house rules is considered a breach of this agreement.

16. **CHANGE OF TERMS:** The terms and conditions of this agreement are subject to future change by OWNER after the expiration of the agreed lease period upon 30-day written notice setting forth such change and delivered to RESIDENT. Any changes are subject to laws in existence at the time of the Notice of Change of Terms.

17. **RENEWAL/TERMINATION:** Thirty days prior to the expiration of the leasing period, OWNER may present a revised renewal lease, if applicable. A sixty (60) day written notice of intention to vacate is required from the RESIDENT. The premises shall be considered vacated only after all areas including storage areas are clear of all RESIDENT'S belongings, and keys and other property furnished for RESIDENT'S use are returned to OWNER. Should the RESIDENT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, RESIDENT shall be liable for additional rent and damages which may include damages due to OWNER'S loss of prospective new renters. If the OWNER has to sell or terminate lease, a 60 day to vacate notice will be given to RESIDENT.

18. **POSSESSION:** If OWNER is unable to deliver possession of the residence to RESIDENTS on the agreed date, because of the loss or destruction of the residence or because of the failure of the prior residents to vacate or for any other reason, the RESIDENT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be prorated and begin on the date of actual possession.

19. **INSURANCE:** RESIDENT acknowledges that OWNERS insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall OWNER be held liable for such losses. RESIDENT MUST obtain his/her own rental insurance policy to cover any personal losses.

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20. **RIGHT OF ENTRY AND INSPECTION:** OWNER/PROPERTY MANAGER may enter, inspect, and/or repair the premises at any time in case of emergency or suspected abandonment. OWNER/PROPERTY MANAGER shall give 24 hour advance notice minimum and may enter for the purpose of showing the premises during normal business hours to prospective renters, buyers, lenders, for smoke alarm inspections, and/or for normal inspection and repairs. These normal inspections of the home will be every 3 months. OWNER/PROPERTY MANAGER is permitted to make all alterations, repairs and maintenance that in OWNER'S judgment is necessary to perform.

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21. **ASSIGNMENT:** RESIDENT agrees **not** to transfer, assign or sublet the premises. This will result in legal ramifications.

22. **PARTIAL INVALIDITY:** Nothing contained in this Agreement shall be construed as waiving any of the OWNER'S or RESIDENT'S rights under the law. If any part of this Agreement shall be in conflict with the law, that part shall be void to the extent that it is in conflict, but shall not invalidate this Agreement nor shall it affect the validity or enforceability of any other provision of this Agreement.

23. **NO WAIVER:** OWNER'S acceptance of rent with knowledge of any default by RESIDENT or waiver by OWNER of any breach of any term of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by OWNER of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

24. **ATTORNEY FEES:** If any legal action or proceedings be brought by either party of this Agreement, the prevailing party shall be reimbursed for all reasonable attorney's fees and costs in addition to other damages awarded.

25. **JOINTLY AND SEVERALLY:** The undersigned RESIDENTS are jointly and severally responsible and liable for all obligations under this agreement.

26. **REPORT TO CREDIT/TENANT AGENCIES:** You are hereby notified that a nonpayment, late payment or breach of any of the terms beyond a reasonable time (2 months) of this rental agreement may be submitted/reported to a credit and/or tenant reporting agency, and may create a negative credit record on your credit report.

27. **LEAD NOTIFICATION REQUIREMENT:** For rental dwellings built before 1978, RESIDENT is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Additional information for possible lead-based paint hazards may be obtained from your county Public Health Unit. This home was built in 2008.

28. **NOTICES:** All notices to RESIDENT shall be served at RESIDENT'S premises and all notices to OWNER shall be served at ~~(owners address)~~

29. **ENTIRE AGREEMENT:** This Agreement constitutes the entire Agreement between OWNER and RESIDENT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

30. **RECEIPT OF AGREEMENT:** The undersigned RESIDENTS have read and understand this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement.

RESIDENT'S Signature Signed by: Jasmin Dunkley 10/13/2026 9CE1D091DB6444C...

RESIDENT'S Signature

OWNER'S or Agent's Signature Signed by: 10/13/2026 86268B2955F84B2... Signed by: jennifer koenig 10/13/2026 1E031529B7024D7...

***No representation is made as to the legal validity or the adequacy of any provision in this Agreement. ( If you desire legal advice, consult your attorney.)***

ADDENDUM:

Upon signing this document, tenant will pay the first month's rent & security deposit : 2600$. If not paid, the lease is void.

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Prior to Oct 23, 2026 move in, tenant will pay pro rated amount of 377.42$. Oct 23 - 31, 2026. If payment is not made, lease is voided.

The Lease will be voided if any of these payments are not executed.