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Real Property Data Search ( )
Search Result for BALTIMORE CITY

No Ground Rent Redemption on File **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **Ward -** 14 **Section -** 08 **Block -** 0321 **Lot -** 010

Owner Information

Owner Name: FORREST FAMILY PROPERTIES LLC **Use:** RESIDENTIAL
Principal Residence: NO
Mailing Address: 2 UNIVERSITY PLAZA DR STE 100 HACKENSACK NJ 07601- **Deed Reference:** /28030/ 00231

Location & Structure Information

Premises Address: 1918 DRUID HILL AVE BALTIMORE 21217-3502 **Legal Description:** 13-8X88

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0014	0000	0000	14030312.03	0000	08	0321	010	2026	Plat Ref:

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1920				11130

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
		MARKET DWELLING	/	0			

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2026	As of 07/01/2025	As of 07/01/2026
Land:	20,000	27,000		
Improvements	68,200	23,100		
Total:	88,200	50,100	88,200	50,100
Preferential Land:	0	0		

Transfer Information

Seller: DRUID HILL PORTFOLIO LLC **Date:** 05/28/2025 **Price:** $71,750
Type: NON-ARMS LENGTH OTHER **Deed1:** /28030/ 00231 **Deed2:**

Seller: ML HOUSING AMERICA LLC **Date:** 11/03/2023 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /26383/ 00255 **Deed2:**

Seller: OPENDEN, JOSEPH N. **Date:** 10/14/2022 **Price:** $69,000
Type: ARMS LENGTH IMPROVED **Deed1:** MB /25158/ 0370 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

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Maryland Lease Agreement

This Lease Agreement ("Lease") is entered into on October 5, 2026, by and between Forrest Family Properties, LLC ("Landlord"), and Taesha Gadson and James H Foster ("Tenant").

Leased Property. The Landlord hereby leases to the Tenant the single-family home located at 1918 Druid Hill Ave, Baltimore, Maryland 21217 ("Leased Property").

Occupancy by Minors. The Tenant represents and warrants that, in addition to the Tenant's signing this Agreement, the following minor individuals (under the age of 18) will reside at the Leased Property but will not be parties to this Lease: Ebony Gasdon and Eric Gadson. The Tenant shall provide the name and age of each minor occupant. The Tenant acknowledges and agrees that such minor occupants are permitted to reside at the Leased Property solely as occupants under the Tenant's supervision and that the Tenant remains fully responsible for their conduct and compliance with all terms and conditions of this Lease.

Term. This Lease will start on October 5, 2026 ("Start Date") and will continue thereafter as a month-to-month tenancy. The Tenant will be entitled to possession of the Leased Property beginning on the Start Date and shall maintain possession of the Leased Property until either party gives the other party advance written notice of the intention to terminate the tenancy ("Termination Date"). The notice to terminate must be either delivered in person or sent by certified or registered mail to the other party. Rent will be due and payable up to and including the date of termination. **This is a Tenancy at Will Lease and will be renewed monthly as long as no breaches or failure to pays filed**

Initial Initial

The Landlord hereby reserves the right to cancel or terminate this Lease before the Termination Date if the Landlord sells the Leased Property. To exercise this right, the Landlord shall give the Tenant written notice of the Landlord's intention to sell the Leased Property and terminate this Lease. The notice shall prescribe the date by which the Tenant is required to vacate and surrender the Leased Property ("New Termination Date"). The New Termination Date must be at least 60 days after the date of the notice. The Tenant agrees to vacate and surrender the Leased Property on or before the specified New Termination Date. This Lease shall be null and void as of the New Termination Date set forth in the notice.

Initial Initial

Rent. The Tenant agrees to pay to the Landlord as rent for the use and occupancy of the Leased Property the sum of $1,350.00 due on the first day of each month ("Rent").

The Rent shall be paid by the following method(s):

- Electronic Payment Methods

The following electronic payment methods will be accepted:

- Zelle 2013007051 Rent sent to owner Kenneth Senkyire

The Rent shall be payable to the Landlord, located at 3825 Memory Ln. Suite E, Abingdon, Maryland 21009. The Landlord can be reached by phone at 3016740172 or by email at steveisemann@gmail.com.

If any payment is returned for non-sufficient funds or because the Tenant stops payments, then, after that, the Landlord may, in writing, require the Tenant to pay future Rent payments by cash, cashier's check, or money order.

Non-Sufficient Funds. The Tenant shall be charged $35.00 as reimbursement of the expenses incurred by the Landlord for each check that is returned to the Landlord for lack of sufficient funds. In addition, a check returned due to insufficient funds will be subject to any and all Late Payment Provisions included in this Lease. All charges will be immediately due from the Tenant, and failure to make immediate payment will constitute a default under the terms of this Lease.

Initial Initial

The Landlord reserves the right to demand future Rent payments by cash, cashier's check, or money order in the event a check is returned for insufficient funds. Nothing in this Paragraph limits other remedies available to the Landlord as a payee of a dishonored check. The Landlord and the Tenant agree that 3 returned checks in any 12-

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month period constitute frequent return of checks due to insufficient funds and may be considered a just cause for eviction.

Security Deposit. At the time of the signing of this Lease, the Tenant shall pay to the Landlord, in trust, a security deposit of $1,350.00 to be held and disbursed for the Tenant's damages to the Leased Property or other defaults under this Lease (if any) as provided by law.

In accordance with the Annotated Code of Maryland, Real Property Article, the Tenant's security deposit will be deposited and maintained in an escrow account in a federally insured financial institution that does business in the State of Maryland, which will be exclusively used for maintaining security deposits, within thirty (30) days of receipt. At the Landlord's election, the 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 Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, an itemized list of any damages to the Leased Property 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 Tenant together with simple interest as required by Section 8-203(e)(1) 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 the Tenant deposits said security with the Landlord, provided said security deposit is $50.00 or more. The foregoing provisions do not apply to any Tenant who has abandoned the Leased Property or who has been evicted unless such Tenant makes a written demand for the return of the security deposit within forty-five (45) days of eviction, ejection, or abandonment of the Leased Property, and provides the Landlord with a forwarding address.

Late Fee. If the Landlord has not received any Rent payment within 10 days after the due date, a flat late fee of $67.50 shall apply.

Default. The Tenant will be in default of this Lease if the Tenant fails to comply with any material provisions of this Lease by which the Tenant is bound. Subject to any governing provisions of law to the contrary, if the Tenant fails to cure any financial obligation (or any other obligation) after written notice of such default is provided by the Landlord to the Tenant, the Landlord may elect to cure such default, and the cost of such action will be added to the Tenant's financial obligations under this Lease. All sums of money or charges required to be paid by the Tenant under this Lease will be additional Rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this Paragraph are cumulative in nature and are in addition to any other rights afforded by law.

Utilities. The Tenant agrees to pay all charges for all utilities, including electricity, internet, cable, gas, water, garbage disposal, and telephones, used in or on the Leased Property during the term of this Lease. The Tenant shall make payments for these utilities directly to the utility companies. The Tenant also agrees to comply with any environmental, waste management, recycling, energy conservation, or water conservation programs implemented by the Landlord.

The water bill is due when rent is paid. Water must be paid as additional rent or paid receipt sent to owner showing paid

Furnishings. The following furnishings or appliances will be provided by the Landlord:

Refrigerator, Stove

The Tenant shall return all such items at the end of the Lease term in a condition as good as existed at the beginning of the Lease term, normal wear and tear excepted.

Keys. The Tenant will be given 1 key(s) to the Leased Property. The Tenant will be given 0 mailbox key(s). If the Tenant misplaces a key or does not return all keys following the Termination Date, the Tenant shall be charged $100.00. The Tenant is not permitted to change any lock or place additional locking devices on any door or window of the Leased Property without the Landlord's approval. If allowed, the Tenant must provide the Landlord with keys to any changed locks immediately upon installation.

If the Tenant becomes locked out of the Leased Property, the Tenant will be charged $300.00 to regain entry.

Occupancy of Leased Property. Except as stated otherwise in this Paragraph, only those individuals identified in this Lease as the "Tenant" (including their minor children) may reside in the Leased Property. The individuals identified as the "Tenant" shall sign this Lease. It is explicitly understood that this Lease is between the Landlord

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and each Tenant signatory individually and jointly. If any one signatory defaults, the remaining signatories are collectively responsible for timely Rent payment and all other terms of this Lease. The Tenant may have up to 1 guests on the Leased Property at any one time. A "guest" shall be considered anyone who is invited by the Tenant to be present at the Leased Property, and who is also not included in the Lease. The Tenant may not have guests on the Leased Property for more than **7 days** days. No other person shall be permitted to occupy the Leased Property except with the prior written approval of the Landlord.

Tenant Video Surveillance. The Tenant may install personal security cameras or video doorbells within the leased premises at their own expense, provided installation causes no structural damage or permanent alterations. All devices must be positioned strictly to respect others' privacy and must not capture video or audio of neighboring units, common areas, or any location with a reasonable expectation of privacy. The Tenant assumes all liability for legal compliance regarding surveillance, data recording, and wiretapping laws. Upon lease termination, the Tenant must remove all equipment and restore the property to its original condition at their own expense.

Landlord Video Surveillance. The Tenant agrees that the Landlord may install and operate video surveillance cameras in and around the exterior and common areas of the property, including parking lots, walkways, entryways, and shared recreational spaces, for the purpose of property management, maintenance, and crime deterrence. To protect privacy, the Landlord shall not install cameras inside the Tenant's private dwelling unit or in any area with a reasonable expectation of privacy. The Tenant acknowledges that these cameras are a passive deterrent, do not guarantee personal safety, and do not place a duty on the Landlord to monitor footage in real time. The Tenant, occupants, and guests are strictly prohibited from tampering with, blocking, or damaging any surveillance equipment, and doing so constitutes a material breach of this Lease.

Use of Leased Property. No retail, commercial, or professional use of the Leased Property is allowed unless the Tenant receives prior written consent of the Landlord and such use conforms to applicable zoning laws. In such a case, the Landlord may require the Tenant to obtain liability insurance for the benefit of the Landlord. The Landlord reserves the right to refuse to consent to such use in its sole and absolute discretion.

The Tenant is required to obtain the Landlord's approval in writing before bringing pets onto the Leased Property or allowing pets to reside there.

The Tenant must ensure that no actions or activities in or around the Leased Property obstruct or interfere with the rights of neighboring occupants, causing them harm or annoyance, or utilize the Leased Property for improper, illegal, or objectionable purposes. Additionally, the Tenant must prevent or refrain from creating or allowing any nuisances on the Leased Property, or engaging in any activities that may lead to increased insurance rates, affect fire insurance coverage, or result in the cancellation of any insurance policies for the Leased Property or its contents.

Use of the roof and/or the fire escapes by the Tenant and/or guests is limited to emergency use only. No other use is permitted, including but not limited to, the placement of personal property.

Assigning or Subletting. The Tenant may not do any of the following without the Landlord's prior written consent: (1) assign this Lease; (2) sublet all or any part of the Leased Property; (3) allow any person to use the Leased Property other than those uses specified in the Use of Leased Property Paragraph above. Unless the Tenant has obtained the Landlord's prior written consent to assign or sublease, any unapproved assignment or subletting may be deemed invalid by the Landlord, and the Tenant shall continue to remain responsible for all the terms and conditions of this Lease.

Insurance. The Tenant shall maintain casualty insurance on the Leased Property in an amount equal to $30,000.00.

Smoking. The Leased Property, including all indoor spaces, attached garages, balconies, and private patios, shall be strictly smoke-free. "Smoking" or "to smoke" means and includes inhaling, exhaling, burning, vaporizing, heating, aerosolizing, or carrying any lighted, heated, or ignited cigarette, cigar, pipe, hookah, joint, or any other delivery device or equipment. This prohibition explicitly applies to all of the following substances and formats:

- Tobacco and Nicotine: Traditional cigarettes, clove cigarettes, loose tobacco, and cigars.
- Cannabis: Marijuana, hemp, THC, and CBD products, whether medical, recreational, organic, or synthetic.

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Initial Initial

- Electronic Devices: Electronic cigarettes (e-cigarettes), vapes, vape pens, vaporizers, mods, and any electronic nicotine or non-nicotine delivery systems (ENDS) that emit vapor or aerosol.
- Other Substances: Any other organic, botanical, or synthetic plant matter or chemical compound intended for inhalation.

The Tenant shall ensure that all household members, guests, and invitees comply with this policy. The Tenant will be strictly liable for any and all damages, odor remediation, deep cleaning, or painting costs caused by the Tenant or the Tenant's guests smoking in or around the Leased Property. A violation of this clause constitutes a material breach of the Lease Agreement.

Landlord Access to Property. The Landlord or the Landlord's agents may enter the Leased Property during reasonable hours (E.g., 9:00 a.m. to 5:00 p.m.) during the term of this Agreement and any renewal thereof for the purposes of inspection, making repairs or improvements, supplying agreed services, showing the Property to prospective buyers or tenants, or in case of an emergency. Except in an emergency, the Landlord will provide the Tenant with at least twenty-four (24) hours' written notice of intent to enter. For purposes of this Agreement, an "emergency" includes any condition that poses an immediate threat to life, health, safety, or property. Tenant agrees to cooperate and make the Leased Property reasonably available for these purposes.

Property Maintenance. The Landlord shall have the responsibility to maintain the Leased Property in reasonably good repair at all times and perform all repairs reasonably necessary to satisfy any implied warranty of habitability. Except in an emergency, the Tenant is hereby informed that any property maintenance issues, repair requests, or concerns should be reported to SWI Property Management and Leasing,
LLC at 3016740172 or steveisemann@gmail.com. A repair request will be deemed permission for entry into the Leased Property by the Landlord or their agents to perform such maintenance or repairs. The Tenant may not place any unreasonable restrictions upon the Landlord or the Landlord's agents' access or entry. The Landlord shall have the expectation that the Leased Property is in a safe and habitable condition upon entry.

The Tenant acknowledges that the Leased Property from time to time may require renovations or repairs to keep it in good condition and repair, and that such work may result in temporary loss of use of portions of the Leased Property and may inconvenience the Tenant. The Tenant agrees that any such loss shall not constitute a reduction in housing services or otherwise warrant a reduction in Rent. Further, subject to local law, the Tenant agrees, upon request of the Landlord, to temporarily vacate the Leased Property for a reasonable period, to allow for fumigation (or other methods) to control wood destroying pests or organisms, or other repairs to the Leased Property. The Tenant agrees to comply with all instructions and requirements necessary to prepare the Leased Property to accommodate pest control, fumigation, or other work, including bagging or storage of food and medicine, and removal of perishables and valuables. The Tenant shall only be entitled to a credit of Rent equal to the per diem Rent for the period of time the Tenant is required to vacate the Leased Property.

The Tenant further agrees to cooperate in any efforts undertaken by the Landlord to rid the Leased Property of pests of any kind. Failure of the Tenant to cooperate may be deemed an obstruction of the free use of the Leased Property so as to interfere with the comfortable enjoyment of life or the Leased Property, thereby constituting a nuisance.

The Tenant shall properly use, operate, and safeguard the Leased Property, including, if applicable, any landscaping, furniture, furnishings, and appliances, and all mechanical, electrical, gas, and plumbing fixtures, and keep them and the Leased Property clean, sanitary, and well ventilated. The Tenant shall be responsible for checking and maintaining all smoke detectors. The Tenant shall immediately notify the Landlord, in writing, of any problem, malfunction, or damage. The Tenant shall be charged for all repairs or replacements caused by the Tenant, pets, or guests of the Tenant, excluding ordinary wear and tear. The Tenant shall be charged for all damage to the Leased Property as a result of failure to report a problem in a timely manner. The Tenant shall be charged for repair of drain blockages or stoppages, unless caused by defective plumbing parts or tree roots invading sewer lines.

Pets. No pets, dogs, cats, birds, fish, or other animals shall be allowed on the Leased Property, even temporarily or with a visiting guest. As required by law, service animals are the only exception to this rule. If a pet has been in the Tenant's apartment, even temporarily, the Tenant may be charged for cleaning, de-fleaing, deodorizing, or shampooing any portion of the Leased Property at the discretion of the Landlord.

Stray pets shall not be kept or fed in or about the Leased Property. They can be dangerous, and the Landlord must be notified immediately of any stray pets in or about the Leased Property.

Landlord and Tenant agree that no animals either domestic or exotic including fish, reptiles, birds, farm animals, are allowed. This is a Material Breach of Lease Initial Initial

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Notices. Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed to the party at the appropriate address set forth below. Such addresses may be changed from time to time by either party by providing notice as set forth below. Notices mailed in accordance with these Provisions shall be deemed received on the third day after posting.

The Landlord:
Forrest Family Properties, LLC: 3016740172 steveisemann@gmail.com
3825 Memory Ln. Suite E, Abingdon, Maryland 21009

The Tenant:
Taesha Gadson : taesha.gadson@gmail.com taesha.gadson@gmail.com
James H Foster: jamesfoster3200@gmail.com jamesfoster3200@gmail.com
1918 Druid Hill Ave, Baltimore, Maryland 21217

Military Termination Clause. In the event the Tenant is, or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station orders to depart from the area where the Leased Property is located; is relieved from active duty, retired or separated from the military; or is ordered into military housing, the Tenant may terminate this Lease upon giving 30 days; written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders or a letter signed by the Tenant's commanding officer reflecting the change that warrants termination under this clause. The Tenant will pay pro-rated Rent for any days they occupy the dwelling past the first day of the month. The security deposit will be promptly returned to the Tenant, provided there are no damages to the Leased Property.

Governing Law. This Lease shall be construed in accordance with the laws of the State of Maryland.

Severability. If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited. The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and comply with strict compliance with every provision of this Lease.

Estoppel Certificate. The Tenant shall execute and return a tenant estoppel certificate delivered to the Tenant by the Landlord or the Landlord's agent within 3 days after its receipt. Failure to comply with this requirement shall be deemed the Tenant's acknowledgment that the estoppel certificate is true and correct, and may be relied upon by a lender or purchaser.

Attorney's Fees. If either party to this Lease initiates a legal action or proceeding arising from or relating to this Lease, the party that prevails in such action or proceeding shall be entitled to receive, in addition to any other remedies granted, reasonable attorney's fees, costs, and expenses incurred in the action or proceeding. This Provision also covers the recovery of expert witness fees, if applicable.

Binding on Heirs and Successors. The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

Time of Essence. Time is of the essence with respect to the execution of this Lease.

Full Lease. This Lease contains the entire agreement of the parties, and there are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing if the writing is signed by the party obligated under the amendment.

Asbestos. The Landlord is unaware of any asbestos-containing construction materials or any prior reports assessing their presence. Additionally, the Landlord has no knowledge of any potential carcinogens within the Leased Property.

Lead-Based Paint. The Tenant has received the attached lead-based paint disclosure form, which is designed to satisfy federally required disclosure requirements regarding exposure to lead-based paints in the Leased Property.

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The Landlord:

Signed by:
Steve W Isemann
211E0B3D5E97449...

10/2/2026

SWI Property Management and Leasing, LLC / Steve Isemann for Forrest Family Properties, LLC

Date

The Tenant:

Signed by:
Taesha Gadson
DF3C98BED59B458...

10/2/2026

Taesha Gadson

Date

Signed by:
James F.
74B549A1660A462...

10/2/2026

James H Foster

Date

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Receipt

By signing above, the Landlord hereby acknowledges receipt and the Tenant acknowledges the payment of the following:

Security Deposit: $1,350.00 Initial J.H.F.T.V.G Initial

Application Fee : $50.00 Initial J.H.F.T.V.G Initial

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Residential Lease
Inspection Checklist

The Tenant has inspected the Leased Property and states that it is in satisfactory condition, free of defects, except as noted below:

	SATISFACTORY	COMMENTS
Bathrooms	_____	_____
Carpeting	_____	_____
Ceilings	_____	_____
Closets	_____	_____
Countertops	_____	_____
Dishwasher	_____	_____
Disposal	_____	_____
Doors	_____	_____
Fireplace	_____	_____
Lights	_____	_____
Locks	_____	_____
Refrigerator	_____	_____
Screens	_____	_____
Stove	_____	_____
Walls	_____	_____
Windows	_____	_____
Window coverings	_____	_____
_____	_____	_____
_____	_____	_____

10/2/2026
_____
Date

The Tenant:

Signed by:
_____ Date: 10/2/2026
DF3C30BED59B456...
Taesha Gadson

Signed by:
_____ Date: 10/2/2026
74B549A1660A462...
James H Foster

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

Lead Warning Statement:

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

Landlord's Disclosure:

The Leased Property was built before 1978, and the Landlord discloses the following to the Tenant in accordance with applicable law:

Initial SWI

(a) Presence of lead-based paint and/or lead-based paint hazards (check one):

_____ Known lead-based paint and/or lead-based paint hazards are present in the Leased Property and/or Building (explain, including the basis for the determination that lead-based paint and/or lead-based paint hazards exist, the location of the lead-based paint and/or lead-based paint hazards (including in the Common Areas), and the condition of the painted surfaces):

_____

_____

_____ The Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the Leased Property or Building.

Initial SWI

(b) Records and reports available to the Landlord (check one):

_____ The Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the Leased Property and/or Building (list documents below):

_____

_____

_____ The Landlord has no records or reports pertaining to lead-based paint and/or lead-based paint hazards in the Leased Property and/or Building.

Initial Initial

Acknowledgements:

Initial Initial

_____ The Tenant has received copies of all information listed above (Tenant initial).

Initial Initial

_____ The Tenant has received the pamphlet Protect Your Family from Lead in Your Home, a copy of which is attached hereto and incorporated herein (Tenant initial).

The Landlord and the Tenant acknowledge and agree that the parties have reviewed the information above and each party certifies, to the best of the party's knowledge, that the information provided is true and accurate.

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Date: 10/2/2026

Addendum: ___1_____

Re: Lease Addendum 1918 Druid Hill Ave. Balt., Md. 21217 -

Landlord and Tenant(s) agree to the following: Initial J.H.F Initial T Y G

- Tenants understand this is a Tenancy At Will Lease_____ or Fixed Term Lease _____ and will operate as a month to month upon renewal for 12 months.
- Tenants are responsible for all drain clogs, blockages, stop ups. No baby wipes or diapers or feminine products cannot be introduced or flushed in the homes plumbing system.
- Only licensed plumbers may be used for repairs and with ownership's approval.
- Tenants agree to be respectful of the community norms and standards.
- Tenants agree that there are no loud noises or music, parties, etc. after 9pm during the week and 11pm on the weekends.
- Tenants is responsible for maintaining the property in a habitable manner that prevents pests and rodents, Tenant is responsible for Pest Control.
- Tenants will return the home to the landlord at Lease termination in the same condition as received. No items to be left in the home.
- Tenants agree that all trash and garbage will be kept covered in cans at all times. No bags left outside.
- Tenants agreed to No Vaping, Cigarette smoking or Marijuana may be consumed on the premises.
- Tenants agree that ownership will have keys to the unit for emergencies.
- Property Code violations are the responsibility of the tenants.
- Tenants agree, there can be no alterations to the home or property without the written permission of the owner.
- Tenants agree that no bicycles or motor-powered bicycles, scooters, etc. will be kept inside the home.
- Tenants agree to be responsible for all snow removal.
- Police call for domestic violence may result in a Breach of Lease.
- Tenants agree to digital communication through testing SMS and email, social media, etc.
- Tenants agree to keep the property in a state or manner that promotes healthy responsible living.
- Tenants will purchase Renters Insurance for $30,000 liability for their items.

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- Tenant and Agent agree that Landlord has an Agent and commission will be paid and shared if necessary.
- All tenants are responsible for community areas to be kept in a manner that respects room mates.
-

Tenant: Signed by: DF3C30BED59B456... Signed by: 74B549A1660A462... Date: 10/2/2026 **10/2/2026**

Taesha Gadson and James Foster

Landlord Agent: Signed by: 211F0B3D5F97449... Date: **10/2/2026**

SWI Property Management and Leasing, LLC / Forrest Family Properties, LLC

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Dated 10/2/2026

Addendum 2

Re: Lease Addendum 1918 Druid Hill Ave. Balt., Md. 21217

ACCIDENT LIABILITY: The Tenant hereby releases the Landlord and Landlord's Agents from all responsibility, and expressly assumes all liability, in any action for damage which may arise from any kind of injury to anyone, by or on account of the use, or misuse, of that portion of the demised Premises with in the exclusive control of Tenant, or by and on account of any physical condition that may, at any time, exist upon that portion of the Premises within the exclusive control of the Tenant. To the extent permitted by law. The Landlord shall not be liable for any injury, damage, or loss resulting from any accident or occurrence in or upon the Premises.

To the extent permitted by law, Tenant shall indemnify and hold Landlord harmless against liability, claims, or actions for any damages caused in whole or in part by Tenant, Tenant's family, agents, employees, guests, other invitees, or pets.

Tenant Signed by: Taesha Y. Gadson DF3C30BED59B456... **Date** 10/2/2026

Taesha Y. Gadson

Tenant Signed by: James F. 74B549A1660A462... **Date** 10/2/2026

james h foster

Landlord/Agent Signed by: Steve W Isemann 211F0B3D6F07449... **Date** 10/2/2026

SWI Property Management and Leasing, LLC / Forrest Family Properties, LLC

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J.H.

DS SM DS BM



Protect Your Family From Lead in Your Home

Initial J.H.F Initial T Y G





United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

September 2013