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RESIDENTIAL DWELLING LEASE

OWNER/AGENT/LANDLORD: **KMD RENTALS, LLC** **hereafter referred to as "Landlord"**

TENANT(S): **Sade Boyd**

SOCIAL SECURITY #(S): **213-21-1451** **D.O.B.** **06/15/1988**

LEASED PROPERTY ADDRESS: **5522 Bucknell Rd Baltimore M.D 21206**

DATE OF LEASE: **05/22/2023** **MOVE IN DATE:** **05/22/2023**

BGE MUST BE PUT IN THE TENANT'S NAME BEFORE MOVE IN
BGE: 800-685-0123

1. INITIAL TERM OF LEASE: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of TWO (2) YEARS beginning on 05/22/2023 and ending on 05/31/2025.

2. RENT AMOUNT: The monthly rent is $ 2,172.00 payable in advance, on the first day of each month without demand from the Landlord.

Assistance Portion $ 670.00 / **Tenant Portion** $ 1502.00

Rent payments will only be accepted via Electronic Payment through Tenant Portal or Certified Check, Money Order sent via certified mail.
Tenants will receive an email from "Rentec Direct" of behalf of Management Office within 48 hours of move in.
Certified Checks and Money Orders can be mailed to:
10440 Shaker Drive Suite 203 Columbia, MD 21046
(Landlord not responsible for lost or delayed payments)

3. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than FIVE (5) days after the date it is due, Tenant shall pay, as additional rent **$**_____, a sum equal to 5% of the amount of the delinquent tenant portion of the rent. If a check is accepted by the Landlord from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a $35 charge to Landlord as additional rent and personal checks will no longer be accepted. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent. When judgment is entered, all court costs are assumed by the tenant: Initial Failure to Pay is $95 and follow-up Warrant of Restitution is $100-$120. Court costs and fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. All payments made are to be applied to the oldest invoices before they are applied to any new charges.

4. SECURITY DEPOSIT: Security deposit due $ **1500.00**

5. RENEWAL OF LEASE TERM: This lease shall continue in force month to month after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial term. NOTICE: Any written notice given pursuant to renewal terms become effective upon the first day of the month following delivery of notice.

6. OFFICE HOURS: The Landlord's office can be reached at (443)917-2059 or by email at stacey@derbyre.com. If Landlord is not in the office, leave a message and the call will be returned. Office hours are Monday to Friday, 9:00AM to 5:00PM. **For after hour urgent items please text (301)541-8746**. **All maintenance requests are to be submitted on the Rentec Tenant Portal, no exceptions.**

7. EMERGENCIES: **In case of emergency, please call 911 immediately!** An emergency is any situation that seriously endangers the life of a person or the condition of the property. The tenant should also immediately call police, ambulance

Tenant Initials SB

and/or fire officials, if appropriate. All non-emergency calls should be made to the office hours phone number given above.

8. LANDLORD LEGAL RIGHTS: If the Tenant shall fail to pay the rent or any additional rent as herein provided, within ten (10) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application, Landlord may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary eviction proceedings to evict Tenant; or (C) pursue any and all remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

9. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s) and by no other person(s). Tenant agrees to pay $100.00 each month for each additional person who shall occupy the premises in any capacity. All adult occupants are required to sign as Tenants of this lease.

NAME	Birth Date	NAME	Birth Date
Sade Boyd	06/15/1988		
Madison Haggins	06/12/2007		
Shaheed Davis	07/28/2009		
Ethan Morrison	03/08/2015		

10. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Landlord agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation.

11. **SMOKE DETECTORS and CARBON MONOXIDE DETECTORS:** Tenant acknowledges that the house is equipped with a WORKING smoke detector on each level of the house and a WORKING carbon monoxide detector(s) as required by law**. THE TENANT IS RESPONSIBLE TO TEST THE BATTERIES ONCE A MONTH AND REPLACE THEM, AS NEEDED, AT THE TENANT'S EXPENSE.** If a smoke detector or carbon monoxide detector isn't working for any reason other than the battery, tenant is to notify the landlord immediately in writing by certified mail AND phone call. They will be fixed/replaced within 24 hours. Tenant further acknowledges Tenant's responsibility to maintain said detector, and tenant assumes all liability, therefore. Tenant shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of all smoke and carbon monoxide detectors.

12. KEYS AND LOCKS: No additional locks shall be installed by the Tenant and no existing locks shall be changed by the Tenant without Landlord's prior written consent. One (1) key will be furnished to the Tenant. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should tenant lose the keys, there will be a $35.00 charge for a replacement key. If the locks need to be replaced the fee is $75.00.

13. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

14. LANDLORD/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. Landlord shall not be deemed a Bailee as to any goods, or chattels, placed on, in, or about the Property. It is responsibility of Tenant to obtain and pay the costs of any insurance to protect tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

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

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

17. TENANTS RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Appliances are to be cleaned.

17.1 At 60-day notification, Property will have walk through. Any damage will be noted, and pictures taken. Notification to Subsidy Agency will include any noted damage as money owed to Landlord.

17.2 Estimated water bills will be noted as money owed to Landlord.

18. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may (a) evict Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Landlord, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law.

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

20. HOUSING INSPECTIONS (voucher tenants only): Tenant acknowledges that Landlord has the right to be present at all inspections in and about the Property, and Tenant agrees to notify Landlord prior to any inspections.

20.1 Agency Annual Inspection: **It is the responsibility of the tenant to be present at all inspections performed by the Agency that subsidizes the rent.** Should the tenant not be present for the 1st inspection this will be considered a FAIL by the Agency. **Initials:** _____

21. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Baltimore City Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal.

22.TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. **A utility being turned off in the Property is a direct violation of this Lease and grounds for immediate eviction.** Tenant may NOT use the stove to heat the home. Proper heating devices are required and supplied by Landlord. Tenants may not add extra heat units in the unit without the written permission of the Landlord. If Tenant is caught using illegal devices or stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted.

Tenant Initials _____

23. TENANT AND LANDLORD AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

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

25. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant; (b) any and all damages, costs and /or expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non – payment of rent under this Lease.

26. ATTORNEY'S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

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

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

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

30. TENANT'S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; **to keep all lawns neatly mowed** and all hedges, flower beds, and shrubbery in good order; **to promptly remove snow, ice and leaves from all walkways and driveways**; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of the Tenant, other residents of the Property, or Tenant's agent, employees' invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment, and facilities shall be used for their intended purposes only. The stove can be used for cooking only. Tenant shall not smoke on the Premises, including the use of any vapor products.
Initials: DS

31. TENANT'S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements to the Property without obtaining Landlord's written consent.

Tenant Initials DS

32. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors and carbon monoxide detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows:

STOVE OR RANGES	~~SCREENS~~	~~STORM DOORS~~
~~EXISTING W/W CARPET~~	REFRIGERATOR	CENTRAL A/C
WASHER / DRYER	CEILING FANS	~~MINI BLINDS~~

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

a) Gas, BGE (TENANT) _____ d) Environmental Fines (TENANT) _____

b) Electric, BGE (TENANT) _____ e) Trash/ Sanitation (TENANT) _____

c) Water/Sewer (TENANT) _____

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of bill, such failure constitutes a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which even, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this lease.
The first water bill will be prorated for the days of occupancy of the billing cycle. (TENANT) _____

33. MAINTENANCE AND REPAIRS (a) Landlord shall maintain, and/or repair/replace (if necessary, in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. If Tenant does not notify Landlord, it is a direct violation of this Lease. (b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the property, more than ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same condition existing at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such cost as Landlord has for non-payment of rent under this Lease. **Tenant shall furnish the HVAC filters, light bulbs, smoke detector and carbon monoxide detector batteries at Tenant's expense.**

34. PETS: NO PETS may be kept on the Property without the prior written permission of the Landlord. If pets are allowed, an addendum containing PET provision must be attached to this Lease. Under no circumstances are Pit Bulls or partial breed Pit Bulls allowed in the unit. Upon discovery of an unreported pet, automatic forfeiture of $750 from the Security Deposit

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

ALL Notices required to be given by Tenant to Landlord via certified mail. To the address below…

KMD Rentals, LLC 10440 Shaker Drive, Suite 203 Columbia, MD 21046

36. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead –based paint hazards in connection with the rental of residential real property. Any Landlord of pre-

Tenant Initials _____

1978 housing is required to disclose to the tenant, based upon the Landlord's actual knowledge, all known lead – based paint hazards in the Property and provide the tenant with any available reports in the Landlord's possession relating to lead –based paint or lead – based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Landlord will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that THE PROPERTY WAS BUILT BEFORE 1978**; The Federal Program applies** THE PROPERTY WAS BUILT PRIOR TO 1950; **The Maryland Program applies fully. AGE CLASSIFICATION:**

The Landlord is uncertain of the age classification; therefore, Landlord acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950 and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.

NOTICE TO TENANT – LEAD PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead –based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:

a. The EPA booklet "Protect Your Family Form Lead in Your Home".
b. The "Notice of Tenants' Rights", Lead Poisoning Prevention as published by MDE.

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

37. LEAD CERTIFICATION: Tenants understands that the Property has passed the lead swipe inspection, is limited lead free or is lead free and was given a copy of the MDE Lead Certificate. **Initials:** _____

38. RENTERS INSURANCE: Tenant has been informed about renter's insurance and is advised to obtain it. Landlord is not responsible for the loss of any of Tenant's personal belongings from fire, water, theft, etc. **Initials:** _____

39. WATER BILLS & ENVIRONMENTAL FINES: Water bills and environmental fines become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of your lease. After they become past due, they will be considered part of tenant's rent. **Initials:** _____

40. MOLD WAIVER: Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless in the event that mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the landlord IMMEDIATELY in writing and a phone call and the appropriate action will be taken by landlord to remedy the situation. **Initials:** _____

41. PEST CONTROL: The Tenant understands they are accepting the unit that is free from all mice, roaches, rats, bed bugs, etc. The tenant is responsible for all pest control for the entire tenancy. Landlord will not pay for any pest control. BED BUGS ARE ALSO THE TENANT'S RESPONSIBILITY. **Initials:** _____

42. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing backups. If there is a leak or plumbing backup that is Tenant's fault, Tenant will be billed. Landlord will not pay for grease clogs, hair clogs, baby wipe clogs, feminine hygiene product clogs and clogs from any items that should not be in drains or toilets, etc. The plumber who comes to the property will pull out of drain line what has caused the problem and note it on invoice. Tenant will pay for all invoices for damage that Tenant has caused. **Initials:** _____

43. APPLIANCES: All appliances: refrigerator, stove and clothes washer/dryer (where applicable) are supplied by the landlord and in good, working order. The washer & dryer and dishwasher are NOT a part of the lease; they are only supplied by the landlord as a convenience to the tenant. **Any repairs to the washer & dryer and dishwasher are the financial responsibility of the tenant**.
Initials: _____

Tenant Initials _____

44. LAWN & WALKWAYS: Tenant understands it is their responsibility to maintain the lawn by mowing, weeding, etc. and promptly remove snow and ice from walkways. **Initials:** SAB

44. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its Present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above.

45. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to…

KMD Rentals, LLC 10440 Shaker Drive, Suite 203 Columbia, MD 21046.

All notices from Landlord to Tenant shall be delivered personally to the Premises, or sent by first class or certified mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

46 MISCELLANEOUS: Any portion of this Agreement found to be invalid shall be considered null and void, just as if it had never appeared in the Agreement and it shall NOT affect the validity of any other item in this Agreement. Landlord and Tenants shall use good faith in performing their obligations under this Agreement. Plural references made to the parties in this Agreement may also be singular, and singular references may be plural. Any references to any particular gender shall apply to all genders. All terms of this Agreement also apply to Landlord's heirs, personal representatives, successors, or assigns, as the case may be. All riders and addenda shall be subject to the terms of this Agreement. Any references to this Agreement shall also include any Riders or addenda attached hereto. Riders, addenda, and/or handwritten terms will control if there is a conflict with the preprinted typewritten terms of this Agreement.

47. CHANGES IN TERMS OF TENANCY: As written, this Agreement constitutes the entire agreement between the tenants and Landlord. They have made no further promises of any kind to one another, nor have they reached any other understandings either verbal, written, express, or implied. Any modifications, amendments, or changes to this Agreement must be in writing and executed by all Landlords and all Tenants in order to be enforceable except as otherwise described in this Agreement.

48. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or exercise any option herein contained, shall not be construed as a waiver of such covenant rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

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

DocuSigned by: Sade Boyd 6F5D9AB36DE3480...

Tenant Signature 5/22/2023 **Date**

Sade Boyd

Tenant Name Printed

DocuSigned by: Matthew Derby E225D35F9996472...

Landlord/Agent Signature 5/22/2023 **Date**

Landlord/Agent Name Printed

DocuSign Envelope ID: 6124F7E3-D33A-48B4-B230-D769308F5361

Pet Addendum to Rental Agreement

PROPERTY ADDRESS: __5522 Bucknell Rd Baltimore MD 21206_____

It is hereby agreed by and between Management and Resident that Management will allow resident to have the following described pet, in the leased premises upon and subject to the terms and conditions of this addendum. Resident hereby agrees to comply with the following:

1. Breed of Pet: _____
2. Name of Pet: _____
3. Provide written veterinary verification that the pet is current with all vaccinations for respiratory diseases, rabies, and distemper.
4. Agrees to keep leased premises in good condition and allow management periodic inspections to assure there are no damages caused by pet.
5. Assumes ALL monetary responsibility for damage or destruction interior and exterior caused by the pet to the leased premises. Such responsibility and liability of resident will include the repair of damaged items to their former condition and/or replacement where necessary and all extermination costs.
6. Resident agrees to put the pet out for board or otherwise remove the pet from the leased premises for the balance of the lease term if the pet is or becomes a nuisance or annoyance to neighbors.
7. Resident agrees to keep the pet kenneled or contained at the request of Landlord in order to have necessary access to the property.
8. Resident will maintain and keep the outside clean and free from any odors and pet waste.
9. Resident agrees if there is reasonable cause to believe an emergency situation exists with respect to the pet and efforts to contact Resident are unsuccessful, the Landlord may contact the local animal control authority and assist its staff in entering the property. (i.e., fire, abandonment, suspected abuse, or any prolonged disturbance). All costs incurred will be the sole responsibility of the resident.
10. Resident agrees to indemnify, hold harmless and defend Landlord, Landlord against all liability, judgments, expenses (including attorney fees) or claims by third parties for any injury to any person or damage to property of any kind caused by residents' pet(s).
11. Resident agrees to assume full liability to all persons on the premises for damages and/or injury directly or indirectly caused as a result of Resident's pet.
12. Resident will pay a non-refundable pet fee of $150 (per pet) due at the signing of this addendum.
13. Resident will abide by all local laws.
14. **Absolutely NO Pit Bulls or partial breed Pit Bulls are allowed in the residence.**

DocuSigned by:
Leslie Boyd
6F5D9AB36DE3480...

Tenant 5/22/2023 **Date**

DocuSigned by:
Matthew Derby
F32ADF5B9098423...

Landlord/Agent 5/22/2023 **Date**

Tenant Initials DS

DocuSign Envelope ID: 6124F7E3-D33A-48B4-B230-D769308F5361

Carbon Monoxide Detector Lease Addendum
Signed Affidavit

Landlord: **KMD Rentals, LLC**

Property Address: 5522 Bucknell Rd Baltimore MD 21206

Tenant acknowledges that the Landlord has installed a carbon monoxide detector(s), as required by law, at my residence. I understand it is my responsibility to replace the batteries if they die. Should the carbon monoxide detector fail for any other reason, I will contact the Landlord immediately.

DocuSigned by:
Sade Boyd
6F6C0B360E3A8...
Tenant Signature

5/22/2023
Date

DocuSigned by:
Matthew Derby
E225D35F9996472...
Landlord/Agent Signature

5/22/2023
Date

Tenant Initials DS

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Disclosure of Information on Lead-Based Paint or 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, by law, Landlord/Agents must disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure

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

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

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

(b) Records and reports available to the Tenant. Check (i) or (ii) below:

____ (i) Landlord has provided the tenant with all available records and reports pertaining to lead-based paint
and/or lead-based paint hazards in the housing (list documents below):
_____
_____.

_X_ (ii) Landlord has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Tenant's Acknowledgment (initial)

(c) DS ____ Tenant has received copies of all information listed above.

(d) DS ____ Tenant has received the pamphlet *Protect Your Family from Lead in Your Home.*

Certification of Accuracy

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

DocuSigned by: Matthew Derby 5/22/2023
Landlord/Agent Date

DocuSigned by: 5/22/2023
Tenant Date

Tenant Initials DS ____

DocuSign Envelope ID: 6124F7E3-D33A-48B4-B230-D769308F5361

Security Deposit Receipt

Tenant: Sade Boyd

Address: 5522 Bucknell Rd Baltimore MD 21206

Tenant's security deposit amount paid at time of signing lease: $ 1000.00

Balance Due Amount: $ 500.00

Balance Due Date: 06/22/2023

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

A. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement.
B. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance to state laws and regulations.
C. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of this Lease Agreement.
D. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order.
E. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

Tenant: DocuSigned by: Sade Boyd 6F5D9AB36DE3480... **Date:** 5/22/2023

Landlord: DocuSigned by: Matthew Derby E225D35F9996472... **Date:** 5/22/2023

Tenant Initials DS

DocuSign Envelope ID: 6124F7E3-D33A-48B4-B230-D769308F5361

Additional Information

Tenant: Sade Boyd

Address: 5522 Bucknell Rd Baltimore MD 21206

Tenant Contact information:

Home Phone: None

Cell Phone: 4435408938

SSN Number: 213211451

E-mail: sadeboyd2678@gmail.com

Emergency Contact:

Name: Kenyan

Address: Stevenson

Relationship: Sister

Phone: 4435298473

Tenant Initials SAS