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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.

In Process

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:

Initial

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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.

In Process

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.

In Process

(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:

In Process

- 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.

Initial CS

- 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)

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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)

In Process

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.

- 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.

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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.

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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.

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(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:

- 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.

In Process

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)

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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.

In Process

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.

In Process

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.

In Process

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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(MD-R) DWELLING LEASE

THIS IS A LEGALLY BINDING CONTRACT; IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.

Property Manager / Owner Authorized Representative:

Property Advisory Group
910 17th St NW, Floor 5
Washington, D.C. 20006
Phone: (202) 455-8463
Email: info@propertyadvisorygroup.us

PROPERTY MANAGER AS AUTHORIZED REPRESENTATIVE:

The individual listed above in the "Property Manager / Owner Authorized Representative" section is the sole authorized representative of the legal owner of the Property. This individual is fully empowered to act on behalf of the Owner in all matters related to this Lease, including but not limited to: receiving rent, issuing notices, entering the Property, enforcing rules, making repairs, and pursuing legal remedies. All references to "Owner" in this Lease shall be understood to mean this Property Manager unless otherwise specified. The legal owner has delegated full authority to this individual under Maryland law.

Tenant:

Cimara Sutton
[Tenant Full Name]

Cimara

Sutton

7140 Banbury Dr, Hanover MD 21076
[Tenant Current Address]

LEASED PROPERTY ADDRESS ("THE PROPERTY"):

500 Baltic Ave #2

Brooklyn, MD

21225
[Street Address, City, MD ZIP]

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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1. Initial Lease Term:

Owner leases to Tenant and Tenant leases from Owner the Property for the term of 1 year(s) or 12 month(s) commencing on the 4th day of November/2026 (mo./yr.) and ending on the 3rd day of November 2027 (mo./yr.) (the "Initial Term"), at a total rental of Dollars ($13,200.00) for said Term, due and payable in equal monthly installments of Dollars ($1,100.00), in advance, on the first day of each month.

2. Renewal of Lease Terms (Initial One Selection):

Initial CS/____/____/____ I. **None**: Tenant agrees to vacate the Property by the last day of the Initial Term. Either party shall not require notice.

In Process

____/____/____/____ II. **Month-to-Month:** This Lease shall continue in force from month to month after the expiration of the Initial Term. However, either party may terminate this Lease at the end of the initial Term by giving written notice to the other party at least ninety (90) days prior to the end of the Initial Term. Either party may terminate the month-to-month lease at the end of any rental month, provided that written notice is given to the other party at least thirty (30) days prior to the last day of the desired final rental month of the tenancy. NOTE: In Baltimore City, at least sixty (60) days' notice must be given; i.e., either party may terminate the month-to-month lease at the end of any rental month, provided that written notice is given to the other party at least sixty (60) days prior to the last day of the desired final rental month of the tenancy.

____/____/____/____ III. **Year-to-Year:** This Lease shall continue in force from year to year 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 ninety (90) days prior to the end of the initial or renewal term. NOTICE: ANY WRITTEN NOTICE GIVEN PURSUANT TO RENEWAL TERMS BECOMES EFFECTIVE UPON THE FIRST DAY OF THE MONTH FOLLOWING DELIVERY OF THE NOTICE.

3. Security Deposit: Payment and Receipt:

A security deposit is required as a condition of this Lease. Upon payment of the security deposit by Tenant to Owner, Owner will provide a receipt containing the security deposit provisions required by law.

Security Deposit Amount: one thousand one hundrend and zero cents **Dollars ($**1,100.00**)**

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1



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4. Payment of Rent:

Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is paid more than one days after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. If a check is accepted by the Owner from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a $ 100 charge to Owner as additional rent. The amount of late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such charges and fees as Owner has for the non-payment of rent.

5. Owner Legal Rights:

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

6. 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 persons:

Tenant, by Tenant's signature, represents and warrants to Owner that neither Tenant nor any person(s) identified in this Paragraph 6 has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Owner on the Application For Tenancy Form, as signed by Tenant.

7. Tenant's Right to Occupy the Property:

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

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

8. Smoke Detector Notice:

This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Therefore, the occupants should obtain a dual-powered smoke detector or a battery-powered smoke detector.

Tenant's Initials Initial CS

9. Smoke Detector Installation and Maintenance:

I. Tenant acknowledges that Landlord has installed one or more smoke detectors in accordance with §9-102 of the Public Safety Article of the Annotated Code of Maryland.

II. If this lease pertains to a property located in Baltimore County, Tenant also acknowledges that Owner has installed one or more smoke detectors in accordance with §§ 14-2-201 of the Baltimore County Code.

III. If this lease pertains to property located in Baltimore City, Tenant also acknowledges that Owner has installed one or more smoke detectors in accordance with Part VIII, Section 907 of the Building, Fire and Related Codes of Baltimore City.

In Process

IV. Tenant further acknowledges that with respect to any smoke detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Owner as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent.

10. Carbon Monoxide Detector Installation and Maintenance:

I. Tenant acknowledges that Landlord has installed one or more carbon monoxide detectors as follows:

II. If this lease pertains to a property located in Baltimore County, in accordance with §35-5-213.1 of the Baltimore County Code.

III. If this lease pertains to property located in Baltimore City, in accordance with Part II, §1211 Section 907 of the Building, Fire and Related Codes of Baltimore City.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

IV. Tenant further acknowledges that with respect to any carbon monoxide detector installed in accordance with state or local law, said detector(s) is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any detector, or otherwise permit any detector to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector periodically and to report in writing to Owner any malfunction. Tenant assumes sole responsibility to test the detector and shall indemnify and hold Owner harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such detector which Tenant shall not have specifically reported in writing to Owner as required. If any detector within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee, or family member of Tenant, Tenant shall promptly notify Owner and Owner shall promptly cause the detector to be repaired or replaced. Upon demand, Tenant shall pay to Owner the costs of repair or replacement incurred by Owner, or such costs as may be added to and deemed part of the rent. Owner shall have the same remedies for the collection of such costs as Owner has for nonpayment of rent.

I hereby certify that I am an adult and that I have received from the Owner or the Owner's Authorized Representative written information concerning the manufacturer's recommendation for maintenance and testing of the detector(s).

In Process

Signature Signed by: E08D4AB5C0E3472... _____

Relationship to Tenant **N/A**

11. Tenant's Use of Keys and Locks:

No additional lock(s) shall be installed by Tenant, and no existing lock(s) shall be changed by Tenant without the Owner's prior written consent. Two (2) keys will be furnished to the Tenant, and any additional keys required will be obtained from the Owner and paid for by the Tenant. Duplicate key(s) will not be made without the Owner's prior written consent. All keys will be returned by Tenant to Owner upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Owner, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant.

12. 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 nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department, or any other governmental authority.

13. Owner/Tenant Liability:

Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Owner shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Owner shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the 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

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

on, in, or about the Property, and to maintain adequate personal liability insurance. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Owner, or to hold Owner harmless, or to exonerate Owner from any liability to Tenant, or to any other person, for any injury, loss, damage, or liability arising from any omission, fault, negligence, or other misconduct of Owner on or about those areas which are not within Tenant's exclusive control.

14. Tenant Indemnifies Owner:

Tenant shall indemnify and hold Owner harmless against and from any and all liability arising from any 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 act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant.

15. Owner's Right to Enter the Property During the Term:

Owner and Owner's agents 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 Owner is required to make under the terms of this Lease or which Owner otherwise deems necessary or appropriate. For a period of ninety (90) days prior to the expiration of the Initial Term, or any renewal thereof, Owner and Owner's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereon, as may be permitted by law.

16. Tenant's Responsibility at End of Term:

Tenant agrees to surrender the Property to Owner at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom-clean condition.

17. Failure to Vacate at Termination:

If Tenant does not vacate the Property on or before the last day of the applicable Term, Owner may (i) eject Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Owner; (ii) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (iii) exercise any other remedy granted to a landlord under Maryland law.

18. Tenant Restricted from Subleasing or Assigning Lease:

Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Owner, which consent may be withheld in the Owner's sole and absolute discretion. Any assignment or subletting without the Owner's prior written consent shall be null and void and of no effect. The owner may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

19. Tenant's and Owner's Rights if Property is Damaged:

If the Property is (i) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (ii) if the Property is only partially damaged or destroyed and Owner, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and the Owner elects to repair the damage to the Property, then the Owner shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such an event, the rent payable under this Lease shall not be abated, and this Lease shall remain in full force and effect.

20. Tenant's and Owner's Rights if Property is Taken by the Government:

If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor. Tenant waives all claims against Owner and condemnor by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Owner, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

21. Inspections:

Tenant acknowledges that Owner has the right to be present at any and all inspections in and about the Property, and agrees to notify Owner prior to any inspection.

22. Tenant's Restrictions Concerning Vehicle Parking:

Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations, and restrictions.

23. Tenant's Restrictions Concerning Trash:

All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

24. Tenant and Owner Agreement if Utilities are Interrupted:

In the event Owner or Tenant is prevented or is unable, for reasons beyond Owner's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Owner is hereby released and discharged from any liability, loss, cost, 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.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

25. Tenant and Owner Agreement for Repairs:

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

26. Owner's Rights to Re-Rent the Property:

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

In Process

27. Tenant Responsible for Additional Rent:

Tenant agrees to pay as additional rent (i) 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 this Lease; (ii) any and all damages, costs and/or expenses which the Owner may suffer or incur by reason of any default under this Lease by Tenant; and (iii) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In the event Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and Owner shall have the same remedies for the collection of such payments as Owner has for non-payment of rent under this Lease.

28. 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 be reimbursed by the other party for all reasonable attorney's fees, necessary expenses, and court costs incurred by the prevailing party in the action.

29. Owner Does Not Waive Legal Rights:

The failure of Owner to insist upon the strict performance of any of the terms and conditions 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 Owner of such term or condition or an election for future instances.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

30. 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 Owner and Tenant.

31. 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 gender shall be applicable to all genders.

32. Real Estate Broker Legal Limitations:

Owner and Tenant understand and acknowledge that Broker and Broker's agents, subagents, and employees are not and were not at any time authorized to make any representations regarding this Lease or the Property other than those expressly set forth herein. Broker and Broker's agents, subagents, and employees do not assume any responsibility for the condition of the Property or for the performance of this Lease by any or all parties hereto. By signing this Lease, Tenant acknowledges that Tenant has not relied upon any representations made by Broker or any agent, subagent, or employee of Broker, except those representations expressly set forth herein. In the event a dispute arises under this Lease between Owner and Tenant resulting in Broker or Broker's agents, subagents, or employees being made a party to any litigation, whether as a defendant or third party defendant, Owner and Tenant, jointly and severally, agree to indemnify Broker and Broker's agents, subagents, or employees for all costs and expenses, including reasonable attorney's fees incurred by Broker or Broker's agents, subagents, or employees as a result of such litigation, provided that such litigation does not result in a judgment against Broker or Broker's agents, subagents, or employees for any wrongdoing.

33. 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 as 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 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 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, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Tenant shall indemnify and save Owner harmless from (i) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (ii) any violation or non-performance by the Tenant of any of the covenants contained herein; or (iii) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1



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34. Water/Moisture/Mold:

Tenant shall promptly notify Owner in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the premises.
In the event of water moisture, water leaks, water spillage, flooding, and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage, including turning off any faucets and ceasing the use of any toilet, sink, bathtub, or appliance causing such water leaks or spillage. Tenant shall notify Owner promptly in the event of any type of mold being observed within the leased premises.
Upon notification from Tenant, Owner, at Owner's sole expense, shall promptly remediate and repair any water damage to the premises caused by water moisture, water leaks, water spillage, or flooding, and remove in accordance with industry standards any mold within the premises that occurs through no fault of Tenant. In the event water damage or mold occurs within the premises through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Owner to remediate and repair such water damage and removal of mold.

Tenant's Initials Initial CS

In Process

Tenant's Initials _____

35. Tenant's Restrictions on Changes to the Property:

Tenant shall not make any alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Owner's written consent.

36. Tenant and Owner May Mediate Disputes:

In the event a dispute between Owner and Tenant arises out of or from this Lease, Owner and Tenant acknowledge that such dispute may be voluntarily submitted to mediation through the local board/association of REALTORS®, the Maryland Association of REALTORS®, or through such other mediator or mediation service as may be mutually agreed upon by Tenant and Owner in writing. Mediation is a process by which the parties attempt to resolve a dispute with the assistance of a neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation of both Tenant and Owner. The mediator has no authority to make an award, to impose a resolution of the dispute upon the parties, or to require the parties to continue mediation if either party does not desire to do so. A resolution of a dispute through mediation is not binding upon the parties unless the parties voluntarily enter into a binding written agreement resolving the dispute.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1



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37. Inclusions/Exclusions:

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

CHECK INCLUDED ITEMS

____Stove or Range ____Cooktop ____Wall Oven(s) # ____Refrigerator(s) # w/ice maker

____Microwave ____Trash Compactor ____Exist. w/w Carpet ____Garbage Disposer ____Exhaust

____Fan(s) ____Lawn Mower(s) # ____Dishwasher ____Freezer ____Window Fan(s) # ____Fireplace Screen/Doors

In Process

____Pool, Equip., & Cover ____Hot Tub, Equip.,____ Cover ____Screens ____Storm Doors ____Storm Windows

____Window A/C Unit(s) # ____Ceiling Fan(s) # ____Clothes Washer ____Clothes Dryer ____Furnace Humidifier

____Electronic Air Filter ____Water Filter ____Water Softener

____Draperies/Curtains ____Drapery/Curtain ____Rods ____Shades/Blinds ____Carbon Monoxide Detector(s)

Alarm System ____Intercom ____Storage Shed(s) # ____Garage Opener(s) # w/remote(s) #

____Playground Equip. ____Wood Stove ____T.V. Antenna ____Satellite Dish ____Central Vacuum

Additional Inclusions: **N/A**

Exclusions: **N/A**

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

38. Utilities Agreement:

The obligations of Owner and Tenant with respect to the provision of utilities shall be as follows:

UTILITY FURNISHED AT COST OF:

a. Heating Fuel	Owner ____	Tenant X
b. Cooking Fuel	Owner ____	Tenant X
c. Electricity	Owner ____	Tenant X
d. Heating of Water	Owner ____	Tenant X
e. Heating Fuel	Owner ____	Tenant X
f. Cooking Fuel	Owner ____	Tenant X
g. Water	Owner X	Tenant ____
h. Internet	Owner ____	Tenant X

In Process

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 the bill, such failure shall constitute a default under this Lease and Owner may, in Owner's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such utility costs as Owner has for the non-payment of rent under this Lease.

39. Maintenance and Repairs:

I. Owner shall maintain, and/or repair/replace (if necessary in Owner's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Owner of any condition that is the obligation of Owner to repair or replace.

II. Except as provided in (I) 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, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's sole expense, so as to restore the Property to the same condition as existed prior to the commencement of the Term. If Tenant shall fail to make any such repair or replacement, Owner, in Owner's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

added to and deemed a part of the rent and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for the collection of such costs as Owner has for the non-payment of rent under this Lease. Tenant shall furnish the HVAC system filters, electric light bulbs, and fuses at Tenant's expense.

III. If the Property is part of a multi-unit building, Tenant shall also be liable to Owner for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Tenant to Owner on demand. Owner shall have the same remedies for collection of such costs as Owner has for the non-payment of rent under this Lease.

IV. Additional agreements, if any, regarding maintenance, repairs, and/or replacement are as follows:

40. Tenant's Restrictions Concerning Pets:

NO PETS may be kept on the Property without the prior written permission of the Owner. If pets are allowed, an addendum containing PET provisions must be attached to this Lease.

In Process

41. Tenant's and Owner's Delivery of Notices:

All notices required to be given by Owner to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Owner of any portion of the security deposit shall be mailed by Owner to Tenant at Tenant's last known address, within forty-five (45) days after the termination or expiration of this Lease. All notices required to be given by Tenant to Owner, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)

Name Property Advisory Group, LLC Owner____ Property Manager X

Address 910 17th St NW, FL 5, Washington, DC, 20006 Phone (202) 455-8463

42. Electronic Communications

Notwithstanding the provisions in Section 41, the parties agree that any notices, communications, or documents required or permitted under this Lease may be delivered electronically via email, in accordance with Maryland law, provided that Tenant has consented in writing to such electronic delivery.

Tenant hereby consents to electronic delivery: Yes X or No ____

Tenant's Initials Initial CS

Tenant's Initials _____

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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Tenant's Email Address: mara05sutton@gmail.com

Tenant's Email Address: n/a

Owner's Email Address: info@propertyadvisorygroup.us

Such electronic delivery shall be deemed effective upon transmission, provided that the sender retains proof of transmission. Tenant may withdraw consent to electronic delivery at any time by providing written notice to Owner. Owner may not condition the acceptance of this Lease on Tenant's election to receive notices by electronic delivery.

43. Agents of Owner and Tenant:

Owner and Tenant each confirm that disclosure of the agency relationships as described in this Lease conforms with the agency relationships previously agreed upon in writing. Owner recognizes as the Broker negotiating this Lease and agrees to pay said Broker a brokerage fee for services rendered in the amount provided for in the Listing Contract. In the event of the purchase of the property by Tenant or any agent or assign of Tenant during the initial Term of this Lease, or any renewal, Owner agrees to pay to Broker a brokerage fee in the amount of % of the purchase price.

In Process

44. Lead Paint - Applicable Law:

Title X, Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1979, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program 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 during the period 1950 through 1978, the provisions of the Maryland Program will also apply to the Property, except that the Owner will have the option to participate in the liability limitation portion of the Maryland Program.

Age Classification of Property: Owner represents and warrants to Tenant(s), broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that (initial all that apply):

- **The Federal Program (initial one)**

____ the Property was built during or after 1978; the Federal Program does not apply.
____ the Property was built before 1978; the Federal Program applies.

- **The Maryland Program (initial one)**

____ the Property was built prior to 1950, the Maryland Program applies fully.
____ the Property was built after 1949 but before 1979, the Maryland Program applies at Owner's option.

- **Age Classification Unknown (initial, if applicable)**

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1



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Owner is uncertain as to age classification; therefore, Owner acknowledges that, for the purposes 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-BASED PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:

1. **Under Federal Law** (the Residential Lead-Based Paint Hazard Reduction Act of 1992)
a. The EPA "Protect Your Family From Lead In Your Home" brochure.

2. **Under Maryland Law** (the Maryland Lead Poisoning Prevention Program)
a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Maryland Department of the Environment.

In Process

b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as 1.a.).
Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of Owner and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.

Tenant's Initials Initial CS
Tenant's Initials _____

45. 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.

46. "Time is of the Essence" Shall Apply to This Lease.

47. Additional Provisions:

N/A

48. Addendum(s) Attached Concerning:

Security Deposit Receipt, Addendum A: Resident Rules & Regulations and:

N/A

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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{ Signature Page }

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. OWNER AND TENANT, BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

Signed by:
E08D4AB5C0E3472...

Tenant	Date: 11/2/2026
Tenant	Date
Owner	Date
Owner	Date

In Process

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Security Deposit Receipt

DATE DEPOSIT PAID_____

OWNER Property Advisory Group

TENANT Cimara Sutton

LEASED PREMISES ADDRESS (THE "PROPERTY")

In Process

Owner and Tenant have entered into a Lease dated November 4, 2026, for the rental of the Property. Owner hereby acknowledges receipt from Tenant of the sum of Dollars ($_____) in the form of _____ as a security deposit in connection with the Lease to protect Owner against non-payment of rent, damage due to breach of the Lease (including failure to surrender the Property free and clear of debris and furniture, or failure to return all keys to the Property to the Owner), and for damages to the Property, common areas, major appliances and furnishings, if any, caused by Tenant, or any agent, employee, invitee or family member of Tenant, in excess of ordinary wear and tear.

The amount of the security deposit shall not exceed the equivalent of two (2) months' rent per dwelling unit leased under the Lease. Tenant shall not apply the security deposit as rent, including the last month's rent.

Tenant has the right to have the Property inspected by Owner, in the presence of the Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the tenancy if Tenant so requests, in writing, by certified mail, to Owner within fifteen (15) days of the Tenant's occupancy of the Property.

Within thirty (30) days of its receipt, the security deposit shall be deposited by Owner in a Federally insured Maryland banking or savings institution, in an insured certificate of deposit in an institution located in Maryland, or in securities issued by the Federal Government or the State of Maryland, in an interest-bearing account devoted exclusively to security deposits. Within forty-five (45) days after the end of the tenancy, the Owner shall return the security deposit to Tenant together with simple interest at the minimum statutory rate, less any damages rightfully withheld, including nonpayment of rent, damages due to breach of the Lease or damages to the Leased Premises, common elements, major appliances and furnishings caused by Tenant, or by Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear. Interest shall accrue on security deposits of fifty dollars ($50.00) or more at monthly intervals from the day the Tenant gives the security deposit. Interest shall not be compounded. If Owner withholds all or any portion of the security deposit for unpaid rent or for damages as provided, Owner, within forty-five (45) days after the termination of the tenancy, shall furnish, by first-class mail to Tenant's last known address, a written list of damages claimed, together with a statement of the costs actually

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incurred. No interest is due or payable unless the landlord has held the security deposit for at least six (6) months or for any period less than a whole month.

At the end of Tenancy, Tenant has the right to be present when Owner inspects the Property in order to determine if any damage was done to the Property, if Tenant notifies the Owner, at least fifteen (15) days prior to the date of moving, by certified mail of Tenant's intention to move, the date of moving and Tenant's new address. Upon receipt of such notice, Owner shall notify Tenant in writing and by certified mail of the time and date when the Property is to be inspected, and the inspection shall occur within five (5) days before or five (5) days after the date of moving as designated in the notice from Tenant to Owner. The owner need not notify Tenant of his intention to withhold all or any part of the security deposit if the Tenant has been evicted or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if the Tenant has abandoned the Property before the termination of the tenancy. In such an event, Tenant may make a demand for return of the security deposit by giving written notice by first class mail to Owner within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Owner, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

In Process

In the event Owner fails to comply with the provisions of Maryland law applicable to residential security deposits, Owner may be liable to Tenant for a penalty of up to three (3) times the amount of the security deposit withheld by Owner, plus reasonable attorney's fees. Owner, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant. If there is no written receipt, the Owner shall pay a $25 penalty for non-compliance.

If the Property is sold, transferred, or assigned by the Owner, the Owner shall have the right to transfer the security deposit to the transferee. The Owner shall be released from all liability for the return of the security deposit. The Tenant shall look solely to the transferee for the return of the security deposit. It is agreed that the foregoing shall apply to every transfer or assignment made of the security deposit to a transferee. In the event of any rightful or permitted assignment or sublease of the Lease by Tenant to any assignee or sublessee, the security deposit shall be deemed to be held by Owner as a deposit made by the assignee or sublessee, and Owner shall have no further liability with respect to return of such security deposit to Tenant.

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{ Signature Page }

Tenant acknowledges receipt of a copy of this Receipt for Security Deposit.

Signed by:
E08D4AB5C0E3472...

_____		11/2/2026
Tenant	Date	
_____		_____
Tenant	Date	
_____		_____
Owner	Date	
_____		_____
Owner	Date	

In Process

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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Lease Addendum A

RESIDENT RULES & REGULATIONS

RESIDENT AGREES NOT TO:

I. PETS: Keep any pets in or about Premises unless so specified in the approved Pet Lease provided by the Owner and requested by the tenant.

Initial: CS

II. FURNITURE: Keep any water-containing furniture, such as waterbeds, in the Premises.

Initial: CS

III. APPLIANCES: Install any washing machines, dryers, dishwashers, air conditioners, or other appliances in the Premises without prior written consent of the Owner.

Initial: CS

IV. WALLS AND WOODWORK: Drive nails into the woodwork or walls of the Premises, except that the Resident may use standard picture hangers for hanging pictures, mirrors, and the like. No adhesive hangers may be used.

Initial: CS

V. WALLPAPER, PAINT, AND MIRRORS: Apply contact paper, wallpaper, or mirrors to the Premises, and will not change the type or color of paint within the Premises from that utilized by Owner.

Initial: CS

VI. PORTABLE HEATERS: Store, install, or operate, in or about Premises, unvented, portable kerosene-fired heaters.

Initial: CS

VII. LOCKS: Change the locks or install additional locks, chains, or other fasteners on any exterior door, entry door to individual unit, or storm door on Premises.

Initial: CS

VIII. PERSONAL BELONGINGS: Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, elevators, lawn areas, or any other common areas.

Initial: CS

In Process

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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IX. APPLIANCES AND UTILITIES: Misuse or overload appliances or utilities furnished by Owner.

Initial: CS

X. OBSTRUCTIONS: Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways, and halls.

Initial: CS

XI. ADVERTISING: Display any advertisement, sign, or notice, inside, or outside the Premises.

Initial: CS

XII. HAZARDOUS SUBSTANCES/ FIRE RISK: Store in or about the Premises or any storage area, or place into any dumpster, any material or substance of any kind or description that is dangerous, toxic, combustible, volatile or harmful and/or subject to regulation under Federal, State, or local law, regulation or ordinance, or would increase the risk of fire.

In Process

Initial: CS

XIII. LITTER: Letter or obstruct the public halls or grounds.

Initial: CS

XIV. LAWS AND INSURANCE: Do anything that would violate any law or increase the insurance rates on the building in which the Premises is situated.

XV. THROWING OF ARTICLES: Throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.

Initial: CS

XVI. WINDOW SILLS: Place anything on the outer edges of the sills of windows.

Initial: CS

XVII. COMMON AREAS: Permit Resident or Resident's family, employees, agents, guests, or invitees to play, or otherwise loiter in public areas, stairways, elevators, laundry rooms, or storage areas.

Initial: CS

XVIII. Miscellaneous: All communication between the Owner and the tenant/resident is recorded and is permissible in the court of law.

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

Initial: CS

XIX. AUTOMOBILES: Use water to wash motor vehicles.

Initial: CS

XX. OBSTRUCTION OF WINDOWS: Cover or obstruct the windows, doors, or skylights that reflect or admit light into passageways or into the common areas of any of Agent's buildings.

Initial: CS

XXI. CANVASSING: Cause the distribution in common areas of the apartment community or under apartment doors, of handbills, circulars, advertisements, papers, or other matter which, if discarded, would tend to litter such area. Canvassing, soliciting, and peddling in the apartment community is prohibited. The foregoing shall not prohibit the Resident from using direct mail solicitation or advertising in the regular communications media.

Initial: CS

In Process

XXII. CHARCOAL OR GAS GRILLS: Use or store any charcoal or gas grills or other open flame cooking devices or do any open cooking on balconies or patios.

Initial: CS

XXIII. DAY CARE CENTER: Provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Resident by blood.

Initial: CS

XXIV. CLOTHES LINES: Install, erect, or utilize exterior clotheslines in any common or public area.

Initial: CS

XXV. REMOVAL OF ENCUMBRANCES: Encumber nor obstruct the sidewalks adjoining the Premises, nor allow the same to be obstructed or encumbered in any manner.

Initial: CS

XXVI. WADING POOLS: Maintain any wading pools.

Initial: CS

XXVII. SKATEBOARDS: Use a skateboard in any common or public area managed by the Owner.

Initial: CS

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1



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XXVIII. ODORS: Permit any unusual or objectionable odors to permeate or emanate from the Premises.

Initial: CS

XXIX. TOBACCO PRODUCTS: Carry or smoke a lit tobacco product in any interior common area managed by Agent.

Initial: CS

XXX. VIOLENCE: Engage in acts of violence or threats of violence, including, but not limited to, the unlawful possession or discharge of firearms on or near the Premises.

Initial: CS

RESIDENT AGREES TO:

In Process

I. GARBAGE AND RUBBISH: Place the Resident's and the Resident's family's, employees', agent's, guest's, or invitee's garbage and rubbish for disposal only as Owner directs.

Initial: CS

II. MAINTAIN LAWN CARE: All yard, grass, shrubbery, and trees that require trimming, cutting, and maintenance in the front, rear, and side of the property.

Initial: CS

III. USE OF FACILITIES: Use all facilities which Owner provides for Resident's comfort (if any), such as playground equipment, laundry, swimming pool, and parking areas (none of which facilities are included in the rent) solely at Resident's own risk, and Resident agrees that Agent shall not be responsible for any injury to person or loss or damage to property arising out of Resident's use thereof, unless the same is caused solely by Owners fault, omission, negligence, or other misconduct. The Owner may revoke the use of any of these facilities without affecting the remainder of this Lease.

Initial: CS

IV. CONDITION OF PREMISES: Keep the dwelling clean and sanitary; removing garbage and trash as they accumulate; maintaining plumbing in good working order to prevent stoppages and or leakage of plumbing, fixtures, faucets, pipes, etc.

Initial: CS

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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V. BALCONIES AND PATIOS: Keep balconies and patios free of all personal belongings except that the Resident may maintain lawn furniture thereon, provided the same is maintained in a neat and orderly manner.

Initial: CS

VI. LOCK OUT: Pay a $20.00 (TWENTY DOLLARS) service charge, to be collected as Additional Rent, each time Resident locks himself/herself out of the Premises and requests Owner assistance in gaining entry to the Premises.

Initial: CS

VII. LIGHT BULBS: Replace, at the Resident's sole cost and expense, all light bulbs and tubes of the prescribed size and wattage for light fixtures and appliances within the Premises.

Initial: CS

VIII. SMOKE AND CARBON MONOXIDE DETECTORS: Replace, at the Resident's sole cost and expense, all batteries of the prescribed size and voltage for smoke and carbon monoxide detectors in the Premises.

Initial: CS

IX. APPLIANCES: Operate all electrical, plumbing, sanitary, heating, ventilating, a/c, and other appliances in a reasonable and safe manner.

Initial: CS

X. CONDUCT: Conduct himself/herself, his/her family, friends, guests, and visitors in a manner that will not disturb others. Resident warrants that he/she will meet the above conditions in every respect and acknowledges that failure to do so will cause the resident to be deemed a "nuisance" and will constitute a material breach of the lease and may result in termination of the resident's occupancy of the Premises.

Initial: CS

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

Initial: CS

XII. LAWN & WALK WAYS: Resident understands it is their responsibility to maintain the lawn by mowing, weeding, etc. and promptly remove snow and ice from walk ways.

Initial: CS

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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XIII. IMPROPER VEHICLE PARKING: Any citation or fine arising from parking a vehicle on an improper surface on the subject property will be at the sole responsibility of the Resident. Owner will pay all charges, and Resident shall, however, reimburse Owner, as Additional Rent, for the full cost of the citation or fine.

Initial: CS

ADDENDUM A (2)

RESIDENT AGREES THAT:

I. Any damage caused to HVAC equipment due to failure to properly change and clean filters will be paid for by the Resident.

Initial: CS

II. Tacks, nails, or other hangers nailed or screwed into the walls or ceilings will be removed by the Resident at the termination of this agreement.

In Process

Initial: CS

III. Damage caused by rain, snow, sleet, hail, or wind as a result of leaving windows or doors open, or damage caused by overflow of water, or stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, caused by abuse or neglect, is the responsibility of the Resident.

Initial: CS

IV. Resident agrees to provide pest control in the event it is needed.

Initial: CS

V. Resident will be expressly liable for any damage or excessive wear and tear to the premises and only normal wear and tear from normal use of the property in a reasonable and prudent fashion will be deemed acceptable.

Initial: CS

VI. Sewage drains on Premises will accept only normal household waste for which they were designed; they will not accept items such as disposable diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps, clothing, rags, sand, dirt, newspapers, or other such items.

Initial: CS

Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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VII. Resident agrees to pay all expenses associated with clearing all drain lines of all stoppages except those that the technician, who was dispatched to clear said stoppage, will attest in writing were caused by defective plumbing, tree roots, or an act of G-D. The cost of that repair will be due from the Resident on demand and will be collectable as Additional Rent.

Initial: CS

VIII. Resident is responsible for all pest control unless otherwise required by applicable Law, Statute, or Code.

Initial: CS

IX. If fleas are found in the premises thereafter, Resident will be solely responsible for the cost of treatment and for the prevention cost thereafter.

Initial: CS

X. RESIDENT ACCEPTS PROPERTY: Resident has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing below. The resident also accepts all provisions of the lease written, read, and explained above.

Initial: CS

XI. LEAD CERTIFICATION: Residents understand 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.

Initial: CS

XII. RENTERS INSURANCE: Resident has been informed about renters' insurance and to obtain it. The Owner is not responsible for the loss of any of the Resident's personal belongings from fire, water, theft, etc.

Initial: CS

XIII. 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 the Resident's rent.

Initial: CS

XIV. PLUMBING PROBLEMS: Resident understands the house is free from all leaks and plumbing backups. If there is a leak or plumbing backup that is the Resident's fault, the Resident will be billed. The owner 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 toilets, etc. The plumber who comes to the property will pull out of the drain line what has caused the problem and note it on the invoice. The resident will pay all invoices for damage caused by the Resident.

Initial: CS

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Docusign Envelope ID: 1F01F188-7D1D-83F7-837F-4F12B9C2F7D1

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{ Signature Page }

Signed by:
E08D4AB5C0E3472...

11/2/2026

Tenant Date

Tenant Date

Owner Date

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DDYatesInvestments: Real Estate Advisory
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