LANDLORD/PROPERTY MANAGER: RELIABLE PROPERTY MANAGEMENT, INC

TENANT NAME(S): Shanira Butler
TENANT SOCIAL SECURITY NUMBER(S): _____

BGE Account #: _____

LEASED PREMISES: 408 N. ROBINSON ST. BALTIMORE, MD 21224

DATE OF LEASE OFFER: __04/16/2026_ MOVE IN DATE: _04/16/2026_

1. **LEASE TERM:** Landlord leases to Tenant(s) and Tenant(s) leases from Landlord the Leased Premises for the term of ONE (1) YEAR commencing on _04/16/2026_ and ending on _04/30/2027_ at a total rent of $24,516.00 for said Term, base rent due and payable in equal monthly installments of $2,043.00 in advance, on the **FIRST DAY OF THE MONTH.**

   a. If the tenant is terminated from the Subsidized program the tenant will then be responsible for the full base rent.

Tenant Initials: SB

2. **RENEWAL OF LEASE TERM: MONTH-TO-MONTH:** This lease shall continue in force on a month-to-month basis after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or at the end of any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the term. Tenant must be current on all outstanding rent, water bills, damages, and environmental fines before giving any such notice.

Tenant Initials: SB

NOTICE OF RENT INCREASE: Upon notice, Landlord may increase base rent annually.

3. **SECURITY DEPOSIT HAS BEEN PAID:** Landlord hereby acknowledges receipt of a security deposit is in the amount of: **$2,043.00**

4. **OCCUPANCY:** Tenant covenants and agrees that the Premises shall be occupied only by the following person(s) and by no other persons. **Provide ages of all listed occupants.**

_____

Tenant will not allow any other person to occupy the Premises or remain as more than an occasional guest. Landlord, in its sole and absolute discretion, shall have the right to prohibit certain guests from entering the Premises. Tenant will not assign this Lease or sublet the Premises. **It is understood that the basement of this property is for storage use ONLY.**

IN THE EVENT IT IS DISCOVERED THAT THERE ARE OTHERS RESIDING IN THE PREMISES, OR SIGNS OF OCCUPANCY IN THE BASEMENT, YOU WILL RECEIVE A BREACH OF LEASE LETTER and subject to immediate and final termination of this lease.

5. **PAYMENT OF BASE RENT, LATE FEES, AND RETURNED CHECKS:** Tenant agrees to pay the base rent when due, without any deduction or setoff. If a monthly installment is paid more than five (5) days after the due date, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent base rent. The late fee of 5% can only be charged for the tenant's portion of the contract base rent while assisted by HCVP. If a check is accepted by the Landlord from the Tenant for base rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a $25.00 charge to Landlord as additional rent. 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 non-payment of base rent.

6. **PAYMENT ALLOCATION:** Rent will be applied in the following order, past court judgments and court costs, unpaid security deposit, citations, water bills and utilities, unpaid repairs, past due base rent and lastly to current monthly rent. Tenant agrees under no circumstances the Security Deposit will be used as payment for unpaid rent and/or other charges due during the term of this Lease Agreement.

7. **ADDITIONAL RENT:** Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of tenants 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, and (c) any and all damages to the Premises caused by any act or negligence of Tenant, other residents of the Premises, or Tenant's 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 base rent under this lease.

8. **ATTORNEY'S FEES AND COURT COSTS:** Should the Landlord employ an attorney due to Tenant's violation of any term or provision of this Lease, the Tenant shall pay such reasonable attorney's fees, necessary expenses, and court costs as are incurred by Landlord, even if the Tenant cures the violation before any court proceeding commences.

9. **LANDLORD'S LEGAL RIGHTS:** If the tenant shall fail to pay the base rent or any additional rent as herein provided, , 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 Premises and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary ejectment 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 Premises, however, shall constitute a waiver by the Landlord of any available action by Landlord against Tenant for

unpaid base 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 base rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

10. **USE OF PREMISES:** Tenant agrees to use the Premises in a careful manner and not to use or permit the use of any portion of the Premises 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 Premises 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 Premises and all covenants and restrictions applicable to the Tenant's use of the Premises. Tenant and all other occupants and/or invitees on the Premises, 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 Premises to be used for any improper, illegal, or immoral purposes. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from Premises. 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 of such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Premises, or Tenant's agents, 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.

    Neither Tenant, nor any member of the household, or guest of the tenant will engage in, or facilitate any criminal activity on or near the Premises, including, but not limited to violent criminal activity, assault, handgun crimes, drug related criminal activity, nor will Tenant allow the Premises to be used for, or facilitate this activity. Tenant is responsible for all members of their household, all guests of the home, and all guests of members of the household. Tenant is responsible for all conduct and damages caused by guests, household members and guests of household members.

11. **POSSESSION & QUIET ENJOYMENT:** Landlord agrees that the Tenant may, peaceably and quietly, enter the Premises at the beginning of the Term and that the Premises will be made available in a condition permitting reasonably safe habitation. Tenant has been provided with an opportunity to inspect the Premises and accepts the Premises in its present condition.

    The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by MD Real Property Code Annotated §8-204.

    If permission is given to Tenant to enter into possession of the Premises prior to the date specified for the commencement of the Term, such occupancy shall be deemed in accordance

with all the terms, covenants, conditions and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

12. **SMOKE DETECTORS:** Landlord acknowledges responsibility to equip the Premises with working smoke detectors in accordance with the provision of Article 32A,12A(b) and 13 of the Annotated Code of the State of Maryland, as amended. At least three (3) smoke detectors and one (1) carbon monoxide detector have been installed in the Premises. Tenant acknowledges said detectors are in good condition and proper working order as of the date of this Lease. Tenant further acknowledges that it is Tenant's responsibility to maintain said detectors (including replacement of batteries), and Tenant assumes all liability. If Tenant is unable to perform required maintenance, Tenant shall contact the Landlord. Tenant shall not remove or relocate any of the installed detectors under any circumstance. Failure to comply with this provision will result in a charge of twenty dollars ($20.00) for the replacement of any smoke detector and sixty-five dollars ($65.00) for the replacement of any carbon monoxide detector. 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 such detector.

13. **CONDITION:** This residence is rented in "AS-IS" condition, with the understanding that no additional improvements will be made at the time of the move-in, leased on the present rental rate. However, if you desire a rental improvement, the rental rate will be renegotiated to a higher amount to allow for the improvement chosen.

SB _____ **Unless written notice to the contrary is presented to the Agent within 72 hours after you move-in, everything in or about premises will be considered to be in good condition and that working carbon/smoke detectors have been installed.**

SB _____ Owner/Landlord have taken all possible precautions to prevent water/moisture in the unfinished basement area of this building. There is no guarantee to water issues due to unforeseen weather conditions, circumstances or any other unknown causes.

14. **KEYS AND LOCKS:** No additional lock(s) shall be installed by the Tenant and no existing lock(s) shall be changed by the Tenant without Landlord's prior written consent. Two (2) keys will be furnished to the Tenant and any additional keys required will be obtained from Landlord and paid for by Tenant at a cost of twenty-five dollars ($25.00) per key. Duplicate key(s) will not be made without Landlord's prior written consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Premises, 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.

    If Tenant changes the locks to the Premises without consent of Landlord, Tenant will be charged a fee of up to one hundred twenty-five dollars ($125.00) per lock.
    Tenant understands if they install an alarm or security system, Tenant must provide alarm code to Landlord.

SB _____ **Tenant(s) Initials**

15. **SAFETY AND INSURANCE REGULATIONS:** Tenant agrees not to do, or permit to be done, anything on the Premises 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 Premises contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

16. **INDEMNIFICATION & LIABILITY:** Tenant agrees, with respect to those portions of the Premises within the exclusive control of Tenant, that Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Premises, 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 Premises. 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 on, in, or about the Premises, and to maintain adequate personal liability insurance.

    Landlord does not guarantee or warrant Tenant's personal safety or security. 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 Premises within the exclusive control of Tenant, or occasioned by an act of omission of Tenant, any resident of the Premises, or of any agent, employee, invitee, or family member of the Tenant.

17. **LANDLORD'S RIGHT OF ENTRY**: Landlord and Landlord's agent and employees shall have the right to enter upon the Premises 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 the initial Term of the lease, or any renewal thereof, Landlord and Landlord's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Premises and to post "For Sale" or "For Rent" signs therein, as may be permitted by law.

18. **MOVE-OUT PROCEDURES:** Tenant must give 60-day notice to move to landlord prior to the end of the lease term (or other move out date mutually agreed upon by the parties in writing)- to notify the Landlord of (a) confirmed intention to move, (b) the actual end date of lease, (c) a verifiable forwarding address. Tenant shall comply with the terms of Landlord's move-out instructions and otherwise peacefully vacate and surrender possession of the Premises in the same condition as when received, ordinary wear and tear expected. The Tenant is responsible for repairing and repainting over any marks, holes or scratches left on a wall before returning the premises to the Landlord. A Tenants failure to do so may result in the Landlord withholding a portion of the security deposit. Tenant further agrees to surrender the Premises free and clear of all furniture and debris and in a broom clean condition. If the Tenant leaves any items in the property after vacating that will be held financially responsible for the removal and disposal of all items removed by the Landlord.
    Tenant understands that once a move-out date is determined that they must contact Landlord with the proposed move-out date and set up a time for the keys to be turned in and a move-

_____ **Tenant(s) Initials**

out walk through for determination of damages above ordinary wear and tear. Keys are not to be returned via mail or left in the Premises or mailbox. With these requirements met, the Tenant then does have the right to be present when the landlord /Agent inspects the premises for any/all damages.

19. **LANDLORD'S RIGHTS AFTER END OF TENANCY:** If the Premises becomes vacant because of the exercise of the Landlord's remedies under this Lease, or should Tenant abandon the Premises, Landlord may take possession of and re-let the Premises, upon such terms and conditions as Landlord shall determine reasonable. 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 the Lease shall be deemed to impose upon Landlord any obligation to show or lease the Premises in preference to any other rental property(s) owned or managed by Landlord.

20. **PROPERTY DAMAGE:** If the Premises is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Premises 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 Premises is only partially destroyed or damaged and Landlord elects to repair the damage to the Premises, the Landlord shall restore the Premises 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.

21. **INSPECTIONS:** Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Premises and agrees to notify Landlord prior to any inspections.

    Tenant understands that if they intentionally cause the Premises to fail an inspection or have knowledge that something needs to be fixed and intentionally withholds that information causing the Premises to fail an inspection or fails to timely notify Landlord of any necessary repairs, Tenant will be responsible for the payment of the full rent for the remainder of the lease term.

22. **TRASH REMOVAL:** All garbage and trash must be placed in a trash receptacle with a lid as stated by the Baltimore City Health Department. Trash cannot be put out earlier than the evening before any scheduled pickup. Tenant understands that they must keep the inside and outside of the Premises in a clean and tidy condition. Tenant is responsible for any environmental fines or penalties levied against Landlord for illegal trash disposal.

23. **CHANGES TO THE PREMISES:** The Tenant shall not make any alterations, additions, or improvements, including painting or electrical modifications to the Premises without obtaining Landlord's written consent.

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

__X__STOVE/RANGES __X__REFRIGERATOR __X__WASHER/DRYER

25. **UTILITIES:** Tenant shall, as of the Lease Commencement date, have gas and electric transferred to his/her name, if applicable, and shall continuously maintain and pay directly for all applicable utilities for the property, together with all taxes, levies, or other charges on such utilities used in or about the Premises during the Term of this Lease, and any renewal or extension thereof.

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) Heating Fuel
b) Cooking Fuel
c) Electricity
d) Water/Sewer - OWNER
e) Heating of Water
f) Environmental Fines

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 event, 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.

Water/Sewer Bills: Water/Sewer bills will be issued to Tenant on a regular basis as received from the City of Baltimore. Landlord may, in its sole discretion, text the amount to the cellular telephone number on file. Landlord assumes no responsibility for notifications sent via text.

Tenant has thirty (30) days from the date of Landlord's mailing of the bill to pay the outstanding amount to Landlord. Tenant's failure to pay any outstanding utility bill is a Default under this Lease Agreement. Unpaid utility bills will be treated as additional rent under this Lease. Landlord shall have the same remedies for the collection of such payments as Landlord has for non-payment of base rent under this lease.

Utility 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.

_____ **Tenant(s) Initials**

26. **UTILITY INTERRUPTION:** 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 they respectively have agreed to furnish, 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 and 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 Premises is a direct violation of this Lease and is grounds for lease termination and eviction.

27. **MAINTENANCE AND REPAIRS: If the cause of a drain cleaning is found to be tenant abuse the tenant will be held responsible for all charges associated with the drain cleaning. Tenant will be held responsible for all extermination after the first 30 days of occupancy.** (a) Landlord shall maintain, and/or repair/replace (if necessary, in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and roof of the Premises. Tenant shall be responsible for the costs of such repairs, replacements, and related services if the need for such repair, replacement, or related services results from the negligence or misuse by Tenant, other residents of the Premises, or Tenant's agents, servants, employees, 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. Except as provided in section (a), Tenant shall be responsible for all other repairs and replacements to the Premises. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Premises, in excess of ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Premises to the same condition which existed at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, 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 costs as Landlord has for non-payment of rent under this Lease. Tenant is responsible, at Tenant's expense, for the replacement of any HVAC filters, light bulbs, batteries, and fuses.

Tenant understands that Reliable Property Management must obtain approval from the Homeowner for all maintenance requests. RPM wants to complete repairs, but we must receive approval prior to sending out a maintenance technician.

Dehumidfiers & Sump Pumps: Tenant understands they are NOT to unplug any dehumidifier or sump pump installed in the Premises. Tenant is financially responsible for any damages caused by failure to follow this Lease Provision.

AC Window Units: Tenant understands that if they install AC window units, any charge for damage caused to the window, windowpanes, window frames, or surrounding structure, will be charged to Tenant.

28. **NO PETS:** No pets may be kept on the Premises without the prior written permission of the Landlord. A Pet Addendum, if applicable, is attached to this Lease.

_____ **Tenant(s) Initials**

29. **LEAD PAINT-APPLICABLE LAW:** 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 from Lead in Your Home" brochure.
    b. The Notice of Tenant Rights, Lead Poisoning Prevention as published by the Maryland Department of the Environment.

    Tenant understands and acknowledges that compliance under the Federal and Maryland laws is the sole responsibility of the Owner 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.

    SB _____ **Tenants Initials**

30. **LEAD CERTIFICATION:** I understand that my house has passed the lead dust wipe test and I have been given a copy of that report.

31. **RENTER'S INSURANCE:** Tenant is responsible for and required to maintain Tenant's own property, casualty, and liability insurance for the contents of the Premises. All property kept or stored at the Property, is at Tenant's own risk. Tenant agrees to indemnify and hold Landlord harmless from any injury, loss, claim, demand, suit, or judgment arising out of damage to same, including clams by your insurance carrier.

    SB _____ **Initials**

32. **SUBSIDIZED TENANCY**. I understand that I have signed a contract with the Housing Authority of Baltimore City (HABC) and per HABC contract and this Lease I must allow entry for all HABC inspections. I understand that if I can't be at the inspection, Landlord is authorized to enter the Premises and allow any Inspector to perform inspection. Tenant further acknowledges responsibility to contact HABC to receive notification for HABC inspections. Tenant must allow HABC and Landlord access during all scheduled inspections.

33. **PEST CONTROL:** Tenant understands that he/she is accepting a unit that is free from all mice, roaches, rats, fleas, bed bugs, and other pests. Tenant is responsible for all pest control costs for the entire tenancy, except for the first thirty days of lease agreement. Landlord will not pay for any pest control.

34. **PLUMBING:** Tenant hereby acknowledges that the Premises is free from all leaks and plumbing backups at the time of this Lease. If there is a leak or plumbing backup that is caused by Tenant's negligence, including, but not limited to, grease clogs, hair clogs, and removal of unauthorized items (baby wipes, paper towels, feminine products, toys, etc.), Tenant will be responsible for the costs incurred for repairing the damage. These charges will be included to the account balance and become 'same as rent' with all legal remedies for

SB _____ **Tenant(s) Initials**

collection as stated elsewhere in this lease agreement. The Landlord recommends that the Tenant tries to clear a drain clog with a plunger prior to requesting maintenance. If Maintenance is required to clear a drain clog the Tenant will be financially responsible for any clog that is found to be caused by the Tenant, Occupants, or Visitors.

35. **DAMAGES:** Failure to allow Landlord or Landlord's agents into the home to make repairs on the Premises is considered a default under this Lease. When a service appointment is requested, Tenant must be present at the scheduled time. Missing a scheduled appointment, failure to call, or failure to re-schedule, will result in a charge for one hour of the contractor's time. Tenant acknowledges that there were no cracked windows at the time of occupancy. Tenant is responsible for the repair or replacement of all cracked/broken windows and doors, regardless of the cause of damage.

36. **NOTICES:** All notices from Landlord to Tenant shall be delivered personally, affixed to the Premises, or sent by first class or certified mail, postage prepaid, addressed to Tenant at the Premises.

    All notices from Tenant to Landlord, shall be sent by certified mail, return receipt requested and delivered to the following address:

    NAME: Reliable Property Management, INC
    ADDRESS: 201-A South Eaton Street, Baltimore MD 21224
    PHONE: (443) 869-3799

    Any notice regarding requests for repairs shall include photos and be texted to (443)- 318-2462. For any afterhours emergency maintenance concerns please contact (443)-333-4942.

    If more than one person shall be a Tenant under this Lease, notice given to or by any one of them shall bind all.

37. **NON-WAIVER:** 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 ejection as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition.

38. **HEIRS AND ASSIGNS:** 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 by law) of the Landlord and Tenant.

39. **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.

40. INVALID CLAUSES: Should any provision of this lease be found to be invalid or unenforceable, the remainder of the lease shall not be affected thereby and each term and provision herein shall be valid and enforceable to the fullest extent permitted by law.

41. SECTION HEADINGS & NUMBERS: Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe, or describe the scope of intent of such section or in any way affect the legality of this Lease.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. TENANT HAS BEEN GIVEN THE OPPORTUNITY TO SEEK LEGAL ADVICE BEFORE SIGNING THIS LEGALLY BINDING CONTRACT. LANDLORD AND TENANT, BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

Shayira Butler 04/16/2026

TENANT **DATE**

TENANT **DATE**

TENANT **DATE**

TENANT **DATE**

Amanda Selig 04/16/2026

LANDLORD **DATE**

MAINTENANCE GUIDELINES

The following constitutes a list of basic guidelines regarding maintenance requests.

Emergency Maintenance Requests may include:

1. **Fire:** In the event of a fire, call the Fire Department immediately.
   A. Once the Fire Department has been notified, contact Reliable Property Management.
   B. If a wall switch or outlet begins to smoke or smell, remove all plugs and turn off switch if necessary, and call the Fire Department immediately. Once the Fire Department has been notified, contact Reliable Property Management.
2. **Heat Repair:** If the outside temperature is below forty (40) degrees, a lack of heat will be considered an emergency.
3. **Broken Pipe:** In the event that you have a broken pipe, please turn off the water valve to pipe or exterior water main and immediately contact Reliable Property Management.
4. **Broken Door, Doorknob, Lock or Window:** If the broken door, doorknob, lock, or window prevents Tenant from properly securing unit, an emergency maintenance request can be made. If temporary measures can be taken by the Tenant until normal business hours, Tenant should wait until regular business hours before contacting Reliable Property Management.
5. **No Electricity:** If there is no electricity and
   A. The Resident has called the electric company and found that they were not at fault (i.e.-service has been disconnected due to non-payment).
   B. Resident has checked all the breakers by flipping them ALL hard to the OFF position and then back on and has reset all GFI circuits in the house.

Non-emergency/Routine Maintenance Requests

1. All other routine maintenance requests or non-urgent calls will be accepted between regular business hours (8am-4pm)
2. Please send pictures of repair items via text message to 443-333-4942
3. **Air Conditioning Repair:** Air conditioning repair does not constitute an emergency maintenance request under this Lease Agreement
4. **Clogged Toilets and/or Drains:** Repairs to clogged toilets and/or drains are the responsibility of the Tenant.

Missing any scheduled maintenance appointment: Tenant will be billed $90.00.



Tenant(s) Initials

TENANT MOVE-OUT CHECK LIST

Reliable Property Management, Inc. will calculate the cost of all repairs/damages that are not considered "ordinary wear and tear" and will charge Tenant accordingly.

Below is a list of the anticipated cost of repairs:

Damage Item	Average Cost of Repair
Removal of bulk trash from the Premises (including front/rear yards)	Starting at $250.00/item
Appliance Cleaning	$300.00/appliance
Kitchen Cabinet Cleaning	$50.00
Bathroom Cleaning	$75.00 per bathroom
Missing Smoke Detector	$25.00
Missing Carbon Monoxide Detector	$65.00
Damaged Flooring	Starting at $350.00
Damaged Walls or Ceiling	Starting at $250.00
Damaged Light Fixtures or Ceiling Fans	$150.00
Damaged Electrical Outlet or Switch Plate Cover	$25.00/item
Broken Window or Sash	Starting at $250.00
Missing/Damaged Window Screens	$35.00/screen
Damaged Exterior Door	Starting at $100.00/door
Damaged Interior Door	Starting at $75.00/door
Damaged Door Knob	$25.00/knob
Cleaning due to pet odor, smoking, excessive cooking grease	Starting at $350.00
Repair of Door Hinges (2/door)	$25.00/door
Lock Change	$125.00 per Door

All prices stated above are estimated costs and are subject to change based on current material and labor costs

PET ADDENDUM

This Pet Addendum is an amendment to the Lease Agreement dated _____by and between Reliable Property Management, Inc. (Landlord) and _____(Tenants) for the premises located at _____ (Property).

1. Landlord agrees that Tenant is permitted to keep the following pet(s) ("Tenant's Pet(s)") on the Premises in accordance with this Addendum.

   Pet #1:
   Pet Type:_____
   Name:_____
   Breed: _____
   Color: _____
   Gender:_____
   Age:_____
   Weight: _____

   Pet #2:
   Pet Type:_____
   Name:_____
   Breed: _____
   Color: _____
   Gender:_____
   Age:_____
   Weight: _____

1. Tenant agrees to pay a five hundred dollars ($500.00) **non-refundable** Deposit.
2. Tenant shall be responsible for Tenant's Pet(s) at all times.
3. Tenant will take all reasonable action to not allow Tenant's Pet(s) to create a nuisance, annoyance, or disturbance to the other neighbors.
4. Tenant Pet(s) will be kept in appropriate areas within the Premises and will not be left unattended for an undue amount of time.
5. Tenant Pet(s) will be under the full control of the Tenant at all times and are allowed outside the Premises only if contained in a fenced-in area or restrained on a leash or in a pet carrier.
6. Tenant will clean up and properly dispose of all waste inside and outside the Premises including in any and all common areas.
7. Tenant will comply with all applicable community association rules, statutes, local ordinances, rules and regulations.
8. Tenant Pet(s) must be licensed and registered.
9. No other pets are allowed on the Premises without the prior written consent of the Landlord.
10. Tenant shall be liable for any damage, loss or injury caused by Tenant Pet(s).



_____ **Tenant(s) Initials**

11. Tenant will pay all costs to repair, clean or replace any damage to the Premises including but not limited, to carpets, floors, tiles, walls, doors, screens, windows, blinds, drapes, cabinets, landscaping and fences.

Tenant(s): Shanira Butler Date: 04/16/2026

Print Name: Shanira Butler

Landlord: Amanda Selig Date: 04/16/2026

Print Name: Amanda Selig

RECEIPT FOR SECURITY DEPOSIT

Landlord, Reliable Property Management, Inc., hereby acknowledges receipt from Tenant(s), _Shanira Butler__, a Security Deposit in the amount of $2,043.00 dollars ($) ("Security Deposit"), which amount does not exceed two months' rent. The Security Deposit or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage by Tenant or Tenant's family, owners, guests or invitees, in excess of ordinary wear and tear to the Premises, Common Area, appliance, and/or furnishings. Under Maryland law, it is required that the Tenant by notified of the following:

1. The right to have the Premises inspected by Landlord in Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if Tenant so requests by certified mail within fifteen (15) days of the tenant's occupancy;
2. The right to be present when Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises, if Tenant notifies Landlord by certified mail at least fifteen (15) days prior to the date of Tenant's intended move, of Tenant's intention to move, the date of moving, and the Tenant's new address;
3. Landlord's obligation to conduct the inspection within five (5) days before or after Tenant's stated date of intended moving;
4. Landlord's obligation to notify Tenant in writing of the time and date of the scheduled inspection;
5. Tenant's right to receive, by first class mail, delivered to the last known address of Tenant, within forty-five (45) days of the termination of tenancy, a written list of the charges against the Security Deposit claimed by Landlord and the actual costs incurred by Landlord;
6. The obligation of Landlord to return any unused portion of the Security Deposit, plus accrued interest as required under MD Real Property Annotated Code §8-203(e) by first class mail, addressed to Tenant's last known address within forty-five (45) days after the termination of the tenancy; and
7. The failure of Landlord to comply with the security deposit law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.
8. Subsidized tenants that do not pay the full security deposit at lease signing must sign a security deposit payment agreement addendum.

Tenant hereby acknowledges receipt of the information contained herein in accordance with MD Real Property Annotated Code §8-203-1(a), as evidenced by his or her signature below.

Tenant:

Shanira Butler

Landlord:

Reliable Property Management, INC

By: Amanda Selig

SB **Tenant(s) Initials**

RULES AND REGULATIONS

Landlord shall have the right to make rules and regulations in its sole judgment. Violation of any Rule or Regulation shall have the same fore and effect as a violation of any other term or condition of the Lease Agreement and shall constitute a default of the Lease Agreement. Landlord reserves the right to alter, amend, add, or remove Rules and Regulations in its sole discretion. The Rules and Regulations are as follows:

1. Tenant shall not place any personal items, litter, garbage, trash, vehicles, or other items in the hallways or in any other common area.
2. Trash should be placed in bags and placed only in the areas designated for collection.
3. Charcoal and gas grills are prohibited in all areas.
4. The use of water-containing furniture is prohibited.
5. Tenant will not store, install, or operate in the Premises kerosene-fueled heaters.
6. Tenant will not operate any business out of the Leased Premises including any day care facility.
7. Tenant will not apply wallpaper nor change the paint color within the Premises.
8. Tenant will not keep in the Premises or place in any dumpster or trash receptacle, any substance designated as hazardous, dangerous, toxic, explosive, volatile, or harmful.
9. Neither Tenant nor his/her guests, family members, or invitees shall be permitted to carry or smoke a lit tobacco product in any interior common area.
10. Tenants understand they must keep the house in a clean orderly fashion. Weekly cleaning of floors, bathrooms and kitchen. Clean oven/stove after each use. Clean refrigerator from any spills and remove old unused food. Dispose of all trash in proper receptacles.
11. NO PETS! All pets must be approved my RPM and $500 NON-REFUNDABLE DEPOSIT.
12. Pools are prohibited. Any excessive water usage will be tenants responsibility.

APPLIANCE ADDENDUM

Appliances are included in the rental price. Maintenance of these units are your responsibility, and you will keep them in good repair. REPLACEMENT/REPAIR charges will be applied in the event of an appliance in good working order upon move-in is called for repair/replacement or maintenance and such damages are determined to be a direct result of the tenant misuse /negligence. By signing this lease, the tenant acknowledges that all appliances are acceptable and in good working order. The following appliances have been supplied as a courtesy of owner: refrigerator, range, washer & dryer (if applicable), microwave (if applicable), dishwasher (if applicable), Garbage disposal (if applicable).

If an appliance is found not to working properly within the first week of occupancy, please contact our office immediately so we can resolve the issue ASAP. If it is found that the appliance needs to be replaced please understand this could take several days. Tenant will be responsible for any damaged items or spoiled food. This is why we strongly recommend getting renters insurance.

If tenant is part of a subsidized program this addendum may not apply to certain appliances that are stated on the final Housing Assistance Payments Contract.

SB **Tenant(s) Initials**

WATER BILL ADDENDUM

Water Bills: Tenant understands DPW sends out water bills inconsistently, bills could be 1-3 months behind. When we receive the water bill from DPW for your property we will send the amount through text. If you want a copy of the water bill you must email utilities@rpmofmaryland.com and ask for a copy.

SB **Tenant(s) Initials**

UTILITY ADDENDUM

BGE Electric Meter: If tenant(s) removes or tampers with the BGE Electric Meter, resulting in theft of electricity it will be reported to Reliable Property Management, Inc. and will be considered a breach of lease. The owner of the property will file a breach of lease and contact BGE reporting the theft of services immediately. If you tenant is on a Subsidized Program, the Subsidized Program the will also be notified of the theft of services immediately. This is a violation of that will terminate the tenants voucher with the Subsidized Program.

SB **Tenant(s) Initials**

SB **Tenant(s) Initials**

TENANT CONTACT INFORMATION ADDENDUM

If you change your email or telephone number, it is tenants' responsibility to email frontdesk@rpmofmaryland.com to notify RPM of the change.

Tenant Email: shanira1298@gmail.com

Tenant Phone number: 4109356689

I, Shanira Butler, understand that it is my responsibility to notify RPM when my contact information (email or phone number) changes. I understand that if I do not inform RPM of the change this will prohibit me from receiving timely communication through email, phone & logging into my tenant portal.

Co-Signer: If applicable.

Co-signer must provide email & phone number. Co-signer understands they are responsible to contact RPM if their email or phone needs to be updated.

Co-signer Email:

Co-signer phone number:

Tenant Print Name: Shanira Butler

Tenant Signature: Shanira Butler

Co-Signer Print Name:

Co-Signer Signature:

SB **Tenant(s) Initials**