Lease Begins: September 22, 2026

Lease Ends: August 31, 2027

LANDLORD: SOLUTION FINDERS REALTY, LLC (the "LANDLORD")

TENANT: Andrea Graciela Calderon (the "TENANT")

PROPERTY: 741 Melville Ave Baltimore, MD 21218 (the "PROPERTY)

Term of lease: 1 year

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1. **RENT**
   a. Subject to the provisions of this lease, the rent for the property is $1,650.00 per month (the "RENT")
   b. The TENANT will pay the Rent on or before the 1st of each and every month of the term of this Lease to the LANDLORD at PO Box 527 Chase, MD 21027, or at such other place as the LANDLORD may later designate. Personal checks or money orders may be made payable to Solution Finders Realty, LLC. Credit card payments are acceptable with a 3% plus $5.00 Service charge per transaction.
   c. The LANDLORD may increase the Rent for the property upon providing to the TENANT such notice as required by The State of Maryland (the "Act").
   d. The TENANT will be charged an additional amount of 5% of the monthly rent $82.50 for any late payment of the Rent. This shall be added and due for any payment of Rent made after the 5th of the Month. However, the four day late period is NOT a grace period, and the rent is due and payable on the first of each month. The late charge must be paid together with the rent then overdue and in arrears, and acceptance of such payment is not a waiver of the requirement that rent is due on the first day of the month. Nothing in this lease constitutes a waiver of limitation of LANDLORD's right to institute legal proceedings of rent, damages, and/or possession of the leased premises for non-payment of any installment of rent when and as the same becomes due and payable.
   e. Any payment made to the rental account will be applied to the oldest balance first. This includes but is not limited to, late fees, court fees, eviction fees, damage fees, etc.
   f. Any personal check or electronic check that has been returned by the bank shall be treated as unpaid rent, and subject to an additional fee of $75.00. If two (2) checks are returned by the Bank, LANDLORD will not accept a personal check as a method of payment. TENANT will be required to remit rental monies in money orders or bank checks. If the returned payment is after the 5th of the month, a late fee of 5%, $82.50 will be added to the rental account.
   g. The TENANT will be charged an additional amount of $200.00 for every Failure to Pay Rent that is filed with the Clerk of the Court plus court fees. Also an

additional $200.00 fee for each court appearance; plus an additional amount of $200.00 for each Warrant of Restitution filed plus court fees.

h. The TENANT will also be responsible for any and all fees for the eviction process; TENANT is also responsible for all unauthorized occupant (squatter) eviction fees.
i. If Eviction takes place for any reason, TENANT is responsible for all damages and the term lease amount.

2. TERM

a. The term of the Lease is a periodic tenancy commencing at 12:00 Noon on September 22, 2026 and continuing on a year-to-year basis until the LANDLORD or the TENANT terminates the tenancy.
b. Should TENANT choose to not renew the lease, a 90 day written notice is required. Should LANDLORD choose to not renew the lease, a 90 day written notice is required. If notice is not received, the lease is automatically renewed.
c. Should TENANT wish to be released from this lease before the agreed term has ended, 3 months' rent is required for months after the move out date.

TENANT agrees that they have received and read the attached "Tenant Bill of Rights".

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3. POSSESSION

a. If LANDLORD is unable to deliver possession of the residence to TENANT on the agreed date, because of the loss or destruction of the residence or because of the failure of the prior residents to vacate or for any other reason, the TENANT and/or OWNER may immediately cancel and terminate this agreement upon written notice to the other party at their last known address, whereupon neither party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither party cancels, this Agreement shall be prorated and begin on the date of actual possession.
b. Any notice to terminate this tenancy must comply with the Act.

4. LEASED PROPERTY

a. LANDLORD agrees to rent to the TENANT the house, municipally described as 741 Melville Ave Baltimore, MD 21218 (the "Property"), for use as residential premises only. Neither the Property nor any part of the Property will be used at any time during the term of this Lease by TENANT for the purpose of carrying on any business, profession, or trade of any kind, or the purpose other than as a private single-family residence.

b. In addition to the TENANT(s), the following will be residing in the property:

Name:	Relation to TENANT:	Date of Birth:

c. No guests of the TENANTS may occupy the Property for longer than five (5) consecutive days or more than five (5) days in any calendar month per quarter or without the prior written consent of the LANDLORD. Each Violation will result in a $250.00 fine and will be terms for eviction.
d. TENANT certifies that no person is registered on Means Law or Adam Walsh Act or currently charged with or convicted of any offense for which they would be considered a Megan's Law or Adam Walsh offense.
e. No pets or animals are allowed to be kept in or about the Property without the prior written permission of the LANDLORD. Upon thirty (30) days' notice, the LANDLORD may revoke any consent previously given pursuant to this clause. Each violation will result in a $500.00 fine, plus $500.00 non-refundable deposit and $50 a month per each animal found, and is terms for eviction.
f. Subject to the provisions of this Lease, the TENANT is entitled to the use of parking (the "Parking")on or about the Property. Only properly insured motor vehicles may be parked in the TENANT's space.
g. The TENANT agrees and acknowledges that the Property has been designated as a smoke-free living environment. The TENANT and members of TENANT's household will not smoke anywhere in the Property nor permit any guests or visitors to smoke in the Property. Each violation for this matter is a $500.00 fine and terms for eviction.
h. The Property is provided to the TENANT without any furnishings.

5. NOISE

a. TENANT agrees not to cause or allow any noise or activity on the premises which might disturb the peace and quiet of other TENANTs and/or neighbors. Said noise and/or activity shall be a breach of this agreement. Each violation for this matter is a $75.00 fine and terms for eviction.

6. DESTRUCTION of PREMISES

a. If premises becomes totally or partially destroyed during the term of this Agreement so that TENANTs use is seriously impaired, LANDLORD or TENANT may terminate the Agreement immediately upon three (3) day written notice to the other.

7. SECURITY DEPOSIT

In accordance with the Annotated Code of Maryland, Real Property Article, TENANT has deposited with LANDLORD or Authorized Agent of LANDLORD the sum of $1,650.00 receipt of which is hereby acknowledged, which sum does not exceed two (2) months' rent. The security deposit is held as collateral security and applied to any rent or unpaid utility bill that may remain dues and owing at the expiration of this Lease, any extension thereof or holding over period or applied to any damages to the Property in excess of ordinary wear and tear caused by the TENANT, TENANTs family, guests, agents, employees, trades people, or pets or other damages and expenses suffered by LANDLORD or Authorized Agent of LANDLORD as a result of a breach of any covenant or provision of this Lease.

TENANT may not utilize the Security Deposit as rent and must not apply the same as the last month's Rent. The Security Deposit will be deposited within thirty (30) days after it has been received and maintained in an escrow account devoted exclusively to security deposits in a federally insured financial institution, which does business in the State of Maryland. The Security Deposit may be held in an insured certificate of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by a federal government or the State of Maryland. The LANDLORD or Authorized Agent of LANDLORD must provide the TENANT, within forth-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the TENANT, a written list of any damages to the Property together with a statement of costs actually incurred.

Within forty-five (45) days after the termination of the tenancy, LANDLORD or Authorized Agent of LANDLORD must return the Security Deposit to TENANT together with simple interest which will accrue at the legal rate less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day TENANT deposits said collateral security with LANDLORD or Authorized Agent of LANDLORD provided the said Security Deposit is Fifty Dollars ($50.00) or more, Inters on the Security Deposit shall not be compounded. LANDLORD or Authorized Agent of LANDLORD need not notify TENANT of his/her intention to withhold all or any part of the Security Deposit if 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 TENANT has abandoned the Property prior to the termination of the tenancy. In such an event, TENANT may make demand for return of the Security Deposit by giving written notice by first class mail to LANDLORD or Authorized Agent of LANDLORD within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the TEANANTs new address. LANDLORD or Authorized Agent of

LANDLORD, within forth-five (45) days of receipt of said notice, shall supply TENANT with a list of damages and costs by first class mail.

TENANTs obligation under the Lease may not end when TENANT ceases to occupy the Property. Repairs required may be so substantial or of such a nature that work will not be completed within the forth-five (45) day period following the termination of the tenancy, In such event LANDLORD or Authorized Agent of LANDLORD reserves the right to pursue TENANT for reimbursement for costs incurred for damages.

TENANT has the right to have the Property inspected by LANDLORD or Authorized Agent of LANDLORD, in the presence of 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 LANDLORD or Authorized Agent of LANDLORD, within fifteen (15) days of the TENANTs occupancy of the Property. The TENANT has the right to be present at the time of inspection to determine if any damage has been done to the Property id TENANT notified LANDLORD or Authorized Agent of LANDLORD by certified mail of TEANATs intention to move, date of moving and TENANTs new address. Such notice, from TENANT to LANDLORD or Authorized Agent of LANDLORD, must be mailed at least fifteen (15) days prior to the date of moving. Upon receipt of notice LANDLORD or Authorized Agent shall notify TENANT by certified mail of the time and date when the Property is to be inspected. The inspection date shall occur within five (5) days before or five (5) days after the TENANTs stated date of intended moving as designated in TENANTs notice.

In the event of a sale of the Property or the transfer or assignment by LANDLORD or Authorized Agent of LANDLORD of this Lease, LANDLORD or Authorized Agent of LANDLORD has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of same is given to TENANT with the name and address of the transferee, LANDLORD or Authorized Agent of LANDLORD is released from all liability for the return of the Security Deposit and TENANT must look solely to the new LANDLORD or Authorized Agent of new LANDLORD for the return of his Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new LANDLORD or Authorized Agent of LANDLORD.

SECURITY DEPOSIT FORM LANGUAGE

In the event of any rightful or permitted assignment of the Lease by TENANT to any assignee or sub lessee, the Security Deposit is deemed to be held by LANDLORD or Authorized Agent of LANDLORD as a deposit made by the assignee or sub lessee and LANDLORD or Authorized Agent of LANDLORD will have no further liability with respect to return of such Security Deposit to the assignor.

The failure of LANDLORD or Authorized Agent of LANDLORD to comply with the Security Deposit Law may result in LANDLORD or Authorized Agent of LANDLORD being liable to the TENANT for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. LANDLORD or Authorized Agent of LANDLORD, by Maryland Law, shall retain a copy of the receipt for a period of two (2) years following the termination of the tenancy, abandonment of the property, or eviction of the TENANT.

LANDLORD or Authorized Agent of LANDLORD's estate but not the managing agent or court appointed receiver shall remain liable to TENANT for the maintenance of the Security Deposit as required by Law.

TENANT acknowledges that the paragraph (SECURITY DEPOSIT) shall serve as receipt of Security Deposit.

8. PET DEPOSIT

a. On Execution of this Lease, the TENANT will pay the LANDLORD a non-refundable pet fee of $500.00 (the "Pet Fee") and a monthly charge of $50.00, added onto the rent monies due.

Description of Pet/s: See pet Addendum

NO pets allowed: _____

b. During the term of this Lease or after its termination, the LANDLORD may charge the TENANT for any or all of the following:
   i. Damage or losses suffered to the Property or surrounding property caused by any pets owned by the TENANT or allowed on the Property by the TENANT; and/or
   ii. Damage or losses suffered to the Property or surrounding property due to flea infestation caused by any pets owned by the TENANT or allowed on the Property by the TENANT, including, but not limited to, the cost to professionally clean the Property with de-infestation cleaner at the end of the Tenancy (this cost is in addition to any obligation to steam clean the carpets in the Agreement). Any other purpose allowed under this Lease or the Act.
   iii. The TENANT may not use the Pet Deposit as payment for the Rent.

9. INSURANCE

a. The TENANT is hereby advised and understands that the personal property of the TENANT is not insured by the LANDLORD for either damage or loss, and the LANDLORD assumes no liability for any such loss. The TENANT is advised that the LANDLORD requires insurance coverage, and LANDLORD will be

listed as an additional insured on the policy. Each cancellation or notice from the carrier will constitute a $50.00 fine and a lease violation.

b. The TENANT is not responsible for insuring the LANDLORDs contents and furnishings in or about the Property for either damage or loss, and the TENANT assumes no liability for any such loss.
c. The TENANT is responsible for insuring the Property for liability insurance for the benefit of the TENANT and the LANDLORD.
d. The TENANT will provide proof of such insurance to the LANDLORD upon the issuance or renewal of such insurance. The TENANT will also list LANDLORD as an additional insured on the renter's policy.
e. Solution Finders realty, LLC must be listed on TENANTs insurance policy as additional insured.
f. The TENANT must provide proof of active insurance upon signing the lease.
g. If the TENANT defaults on the insurance it is also considered to be a default on the lease. A $75.00 fine will be assessed and is terms for eviction.

10. ATTORNEY FEES

a. In the event that LANDLORD employs an attorney to collect any rents or other charges due hereunder by TENANT or to enforce any of TENANTs covenants herein or to protect the interest of the LANDLORD hereunder, TENANT aggress to pay a reasonable attorney's fee and all expenses and costs uncured thereby to the greatest extent allowed by applicable law.

11. GOVERNING LAW

a. It is the intention of the parties to this Lease that the tenancy created by this Lease and the performance under this Lease, all suits and special proceedings under this Lease, ,be construed in accordance with and governed to the exclusion of the law of any other forum, by the laws of the State of Maryland, without regard to the jurisdiction in which any action or special proceeding may be instituted.

12. SEVERABILITY

a. If there is a conflict between any provision of this Lease and the applicable legislation of the Act, the Act will prevail and such provisions of the Lease will be amended or deleted as necessary in order to comply with the Act. Further, any provisions that are required by the Act are incorporated into this Lease.
b. In the event that any of the provisions of this Lease will be held to be invalid or unenforceable in whole or in those provisions to the extent enforceable and all other provisions will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Lease and the remaining provisions had been executed by both parties subsequent to the expungement of the invalid provision.

13. JOINTLY AND SERVABLE

a. The undersigned TENANTs are jointly and severally responsible and liable for all obligations under this agreement.

14. AMENDMENT OF LEASE

a. Any amendment or modification of this Lease or additional obligation assumed by either party in connection with this Lease will only be binding if evidenced in writing signed by each party or an authorized representative of each party.

15. CARE AND USE OF PROPERTY

a. TENANT will promptly notify the LANDLORD of any damage, or of any situation that may significantly interfere with the normal use of the property or to any furnishings supplied by the LANDLORD.
b. The TENANT will not make (or allow to be made) any noise or nuisance, which, in the reasonable opinion of the LANDLORD, disturbs the comfort or convenience of other TENANT or Neighbor.
c. The TENANT will keep the Property reasonably clean.
d. The TENANT will dispose of trash in a timely, tidy, proper and sanitary manner.
e. The TENANT will not engage in any illegal trade of activity on or about the Property.
f. The LANDLORD and TENANT will comply with standards of health sanitation, fire, housing and safety as required by law.
g. The LANDLORD will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly respond to any written notices from the TENANT in relation to accumulation of moisture and visible evidence of mold.
h. The TENANT will use reasonable efforts to maintain the Property in such a condition as to prevent the accumulation of moisture and the growth of mold, and to promptly notify the LANDLORD in writing of any moisture accumulation that occurs or of any visible evidence of mold discovered by the TENANT.

   TENANT agrees that they have received and read the attached pamphlet “A Brief Guide To Mold, Moisture, and Your Home”.

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i. The TENANT agrees that no signs will be placed or painting done on or about the Property by the TENANT or at the TENANTs direction without the prior, express and written consent of the LANDLORD. Notwithstanding the above provision, the TENANT may place election signs on the Property during the appropriate time periods.
j. If the TENANT is absent from the Property and the Property is unoccupied for a period of four (4) consecutive days or longer, the TENANT will arrange for regular inspection by a competent person. The LANDLORD will be notified in

advance as to the name, address, and phone number of the person doing the inspection.

k. The hallways, passages and stairs of the building in which the Property is situated will be used for no other purpose other than going to and from the Property and the TENANT will not in any way encumber those areas with boxes, furniture or other material or place or leave rubbish in those areas and other areas used in common with any other TENANT.

l. Footwear which is soiled or wet should be removed at the entrance to the building in which the Property is located and taken into the TENANTs Property. High-heeled shoes shall not be worn if the floor covering is of hardwood floor.

m. At the expiration of the term of this Lease, the TENANT will quit and surrender the Property in as good a state and condition as they were at the commencement of this Lease, reasonable use and wear and tear accepted.

n. The LANDLORD covenants that on paying the Rent and performing the covenants contained in this Lease, the TENANT will peacefully and quietly have, hold, and enjoy the Property for the agreed term.

16. HAZARDOUS MATERIALS

a. The TENANT will not keep or have on the Property any article or thing of dangerous, flammable, or explosive character that. Might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible insurance company.

17. HOMEOWNER AND CONDOMINIUM ASSOCIATION PROVISIONS

a. In the event the Property is part of a condominium or homeowners association, TENANT agrees to obey and abide by the declarations, covenants, by-laws, restrictions, rules and regulations promulgated from time to time by the council of unit owners or the homeowner association, copies of which shall be provided to TENANT by LANDLORD or Authorized Agent of LANDLORD prior to to occupancy. LANDLORD or Authorized Agent of LANDLORD shall not be liable to TENANT for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the lease, LANDLORD or Authorized Agent of LANDLORD is responsible for payment of the Condo/HOA fees. TENANT acknowledges receipt of the applicable documents.

18. GENERAL PROVISIONS

a. All monetary amounts stated or referred to in this Lease are based in the United States dollar.

b. Any waiver by the LANDLORD of any failure by the TENANT to perform or observe the provisions of this Lease will not operate as a waiver of the

LANDLORDs rights under this Lease in respect of any subsequent defaults, breaches or non-performance and will not defeat or affect in any way the LANDLORDs rights in respect of any subsequent default or breach.

c. This Lease will extend to and be binding upon and inure to the benefit of the respective heirs, executors, administrators, successors and assigns, as the case may be, of each party to this Lease. All covenants are to be construed as conditions of this Lease.
d. All sums payable by the TENANT to the LANDLORD pursuant to any provision of this Lease will be recovered by the LANDLORD as rental arrears.
e. Where there is more than one TENANT executing this Lease, all TENANTs are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
f. Locks may not be added or changed without the prior written agreement of both the LANDLORD and the TENANT, or unless the changes are made in compliance with the Acct. Locks may be changed by the LANDLORD if illegal activity is found or for unauthorized occupants without consent of the TENANT.
g. Headings are inserted for the convenience of the parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
h. This Lease and the TENANTs leasehold interest under this Lease are and will be subject, subordinate, and inferior to any liens or encumbrances now or hereafter placed on the Property by the LANDLORD, all advances made under any such liens or encumbrances, the interest payable on any such liens or encumbrances, and any and all renewals or extensions of such liens or encumbrances.
i. This Lease may be executed in counterparts. Facsimile and email signatures are binding and are considered to be original signatures.
j. This Lease will constitute the entire agreement between the LANDLORD and the TENANT. Any prior understanding or representation of any kind preceding the date of this Lease will not be binding on either party except to the extent incorporated in this Lease.
k. LIABILITY: The TENANT hereby releases the LANDLORD and LANDLORDs agents from all responsibility, and expressly assumes all liability, in any action for damage which may arise from any kind of injury to anyone, by or on account of the use, or misuse, of that portion of the demised premises within the exclusive control of TENANT, or by and on account of any physical condition that may, at any time, exist upon that portion of the premises within the exclusive control of the TENANT. To the extent permitted by law, the LANDLORD shall not be liable for any injury, damage, or loss resulting from any accident or occurrence in or upon the premises. To the extent permitted by law, TENANT shall indemnify and hold LANDLORD harmless against liability, claims or actions for any damages caused in whole or in part by TENANT, TENANTs family, agents, employees, guests, other invitees or pets.

l. The TENANT is responsible for any person or persons who are upon or occupying the Property or any other part of the LANDLORDs premises at the request of the TENANT, either express or implied, whether for the purposes of visiting the TENANT, making deliveries, repairs or attending upon the Property for any other reason. Without limiting the generality of the foregoing the TENANT is responsible for all members of the TENANTs family, guests, servants, tradesmen, repairmen, employees, agents, invitees, or other similar persons.

m. During the last 30 days of this Lease, the LANDLORD or the LANDLORDs agents will have the privilege of displaying the usual "for sale" or "for rent" signs on the property. During the last 30 days of this Lease, the LANDLORD or the LANDLORDs agents will have the privilege of showing the Property to potential future TENANTs within reasonable hours.

n. Time is of the essence in this Lease. Every calendar day except Saturday, Sunday or US national Holidays will be deemed a business day and all relevant time periods in the Lease will be calculated in business days. Performance will be due the next business day, if any deadline falls on a Saturday, Sunday or a national holiday. A business day ends at five (5) PM local time in the time zone in which the Property is situated.

o. All lease violations will have a fee assessed with each violation.

p. Report to credit/Tenant agencies.

q. You are hereby notified that a nonpayment, late payment or breach of any of the terms of this rental agreement may be submitted/reported to a credit and/or Tenant reposting agency, and may create a negative credit record on your credit report.

19. ENTIRE AGREEMENT

a. This agreement constitutes the entire Agreement between LANDLORD and TENANT. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

20. RENEWAL/TERMINATION

a. After expiration of the leasing period, this agreement is automatically renewed to a year-to-year term, but may be terminated by either party. TENANT must provide ninety (90) days written notice and LANDLORD must provide sixty (60) days written notice of intention to terminate. Where laws require "just cause", such just cause shall be stated on said notice. The premises shall be considered vacated only after all areas, including storage areas, are clear of all TENANTs belongings, and keys and other property furnished for TENANTs use are returned to LANDLORD. Should the TENANT hold over beyond the termination date or fail to vacate all possessions on or before the termination date, TENANT shall be liable for damages, which may include damages due to LANDLORD's loss of prospective new renters.

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21. CARBON MONOXIDE ALARM AND SMOKE DETECTORS

a. Prior to the TENANT taking possession of the Property, the LANDLORD will ensure that any carbon monoxide alarm and smoke detector/s in place are operational. Upon possession, the LANDLORD will provide TENANT with working batteries, for all carbon monoxide alarms and smoke detector/s. The LANDLORD will be responsible for the repair and replacement of any missing or nonfunctional carbon monoxide alarm/s and smoke detector/s upon written request of the TENANT.

b. If it is found that a carbon monoxide alarm and/or smoke detector/s are broken or otherwise deemed unusable due to TENANT negligence, the TENANT will be responsible for the cost to replace the device. The cost of the device/s will be deducted from the security deposit.

c. The TENANT will keep, test, and maintain in good repair all the carbon monoxide alarms and smoke detectors in the Property. TENANT is responsible for maintaining the carbon monoxide alarm and smoke detector, including but not limited to changing the batteries, once possession of the property has been taken.

d. The TENANT must provide the LANDLORD or the LANDLORDs agent with a written notice if any carbon monoxide alarms or smoke detectors need their batteries replaced or if the alarm is stolen, removed, missing, or not operational. Further, the TENANT must notify the LANDLORD, or its agent, in writing of any deficiency in any carbon monoxide alarm that the TENANT is unable to fix.

e. No person may remove any batteries from, or in any way render inoperable, a smoke/carbon monoxide alarm except as part of the process to inspect, maintain, repair, or replace the alarm or batteries in the alarm.

22. UTILITIES AND OTHER CHARGES

a. The TENANT is responsible for the payment of the following utilities to the Property:

_✓_ Electricity

_____Water/Sewer Bill: $60 monthly for Baltimore County Homes

_____Water/Sewer Bill: $30 monthly for Baltimore County Duplex Homes

_✓_ Water/Sewer Bill: Amount recorded monthly from Baltimore City website

_____ Water/Sewer Bill: Amount recorded via a sub meter monthly for Cecil County properties

_✓_ Natural Gas

_____ Heating Oil/Propane

_✓_ Trash

b. The TENANT is required to have gas and electric listed in their name. Proof by confirmation number must be provided at move in.

c. TENANT must provide confirmation numbers from ALL utility companies before keys are given.

23. MAINTENANCE/REPAIR

a. TENANT acknowledges that he has examined the premises and that said premises, all furnishings, fixtures, furniture, plumbing, heating, electrical facilities, all items listed on the attached property condition checklist, if any, and/or all other items provided by LANDLORD are all clean and in good satisfactory condition except as may be indicated elsewhere in this agreement. TENANT agrees to keep the premises and all items in good order and good condition and to immediately pay for costs to repair and/or replace any portion of the above damages by TENANT, his guests and/or invitees, except as provided by law. At the termination of this agreement, all of the above items in this provision shall be returned to LANDLORD in clean and good condition except for reasonable wear and tear and the premises shall be free of all personal property and trash not belonging to LANDLORD. It is agreed that all dirt, holes, tear, burns, and stains of any size or amount in the carpets, drapes, walls, fixtures, and/or any other part of the premises, do not constitute reasonable wear and tear. All work will be completed by Solution Finders Realty, LLC or preferred vendors.

b. TENANT understands that any appliances currently located in the property are the responsibility of the TENANT, but shall remain the property of the LANDLORD. Appliances that convey with the property are:

_✓_ Stove/Oven

_____ Dishwasher

_✓_ Washer

_____ Dryer

_____Microwave

_✓_ Refrigerator/Freezer

_____ Freezer

_____ Wall Oven

_✓_ Blinds/Curtains

_____ Garbage Disposal

_____ Central Air/Heating

c. TENANT has viewed the property and understands it is being rented in "as is" condition.
d. TENANT agrees that the property is being rented free from rodents and pests. Any pests and/or rodents, including roaches and bedbugs, found on or in the property after seven (7) days of lease signing is the TENANTs responsibility for extermination using Solution Finders Realty, LLC preferred vendor and billed though TENANTs portal.
e. TENANT has inspected all toilets and plumbing. All plumbing is in working order. All clogs, backups, or plumbing problems are the responsibility of the tenant and all repairs will be billed to TENANT.
f. TENANT acknowledges receipt, if applicable, of the following:

_____ House Rules

_____ Pet Agreement

_____ HOA Documents

g. The LANDLORD has given the TENANT the following keys, 1 of each, unless otherwise stated

✓ Front Door

_____ Family Room Doors

_____ Garage Doors

_____ Garage Door Opener

_____ Mailbox Key

h. At the end of the lease, all keys are to be returned to the LANDLORD. If TENANT does not return the keys by noon, the day of move out, security deposit being fortified, or a charge of $100.00 per each lock will be charged to TENANT.
i. A charge of $170.00, 9:00am – 5:00pm Monday through Friday, and $340.00 on weekends and holiday will be charged should TENANT require entry to Premises as a result of lost or misplaced keys. If locks have to be changed for any reason, TENANT will be charged $95.00 an hour during normal business hours, $190.00 an hour after hours, weekends, or holidays plus a diagnostic fee equal to one hour and any parts or materials.
j. All corrective maintenance that is due to neglect, will be charged $95.00/hour plus supplies; all maintenance will have a diagnostic fee equal to one house and an

emergency call for any maintenance will be two (2) times the normal charge plus diagnostic fee. If a vendor is used, TENANT will be billed vendor invoice price plus a $75.00 admin fee.

k. $95.00 fee plus parts will be charged for service calls, determined by the LANDLORD; i.e. but not limited to battery changes, lightbulb changes, etc.
l. Repainting required repairing the results of any other improper use or excessive damage by the TENANT. Unclogging toilets, sinks, drains. No rags, sweepings, napkins, paper towels, sanitary products, baby wipes, condoms, paint, plaster, ashes, or any other improper articles shall be thrown into the plumbing fixtures. The cost of any damage resulting to appliances or other plumbing equipment from misuse shall be TENANTs responsibility. If plumbing becomes clogged after seven (7) days of occupancy, TENANT will pay the cost of opening the line and any other repairs needing to be done in association with said clogged line. If a plumber finds any improper items not limited to just the above, it will be the TENANTs responsibility for plumbing costs and all associated fees. ONLY HUMAN WASTE, TOILET PAPER, AND WATER belong in the toilet.
m. Replacing damaged or missing doors, windows, screens, mirrors or light fixtures.
n. The TENANT does not have permission to change locks or to make copies of keys. Contact LANDLORD for copies or lock changes.
o. Repairing cuts, burns, or water damage to linoleum, rugs and other areas.
p. Any other repairs or cleaning due to any damage beyond normal wear and tear caused or permitted by the TENANT or by any person whom the TENANT is responsible for. Normal wear and tear will be defined as the deterioration of the premises that occurs during normal conditions where the tenant cleans regularly and cares for the premises reasonably and negligence will be defined as failure to use reasonable care, resulting in damage or injury to the premises.
q. Repairs and replacement required where windows are left open which have caused plumbing to freeze, or rain or water damage to floors or walls.
r. For damage to walls, floors, cabinets, and any other part of the house caused by any animal in the house.
s. Any other purpose allowed under this Lease or the Act.
t. For the purpose of this clause, the LANDLORD may charge the TENANT for professional cleaning if the house is determined by LANDLORD to be filthy.
u. All service calls MUST be placed through your portal.
v. Emergency service calls constitutes as the following:
    i. No heat; if the temperature is 50 degrees or less outside.
    ii. No air conditioning; if the temperature is 80 degrees or more outside, if the property has a central air unit.
    iii. Leaking roof
    iv. Water leaking or overflowing from any plumbing fixture.
    v. No Electric; in 50% or more of the residence.
    vi. All emergency calls should be IMMEDIATELY called into 410-294-2535.
w. Any general service call will be responded to within 48 hours.

AGC
AGC _____ _____

x. A maintenance crew will address the issue, as the schedule is available.
y. All corrective maintenance invoices that are not due to normal wear and tear will be paid in full upon receipt of invoice unless payment arrangements are made through a short term loan with an APR of 10% a month compounded monthly.

22. INSPECTIONS

a. LANDLORD has the right to enter upon the premises, upon reasonable notice except after a lease violation an unscheduled inspection will occur, for the purpose of:
   i. Showing the premises to prospective purchases or renter;
   ii. Making repairs;
   iii. Inspecting for compliance with the terms of this LEASE, approximately every three (3) months, known as "quarterly inspections"
   iv. Appraisals, insurance inspection, and county code inspections.
b. If any of the following is found at the property:
   i. Pets-there will be a charge of $50.00 for each per found on the property that is not included on the lease with the expectation that the pet will not be on premises at next inspection;
   ii. Any county or city code violations. If that violation is assessed with a fee, it is TENANTs responsibility to pay the fine plus a $75 admin fee.
   iii. There is NO smoking inside the property.
   iv. A $500.00 fine will be assessed for each violation;
   v. Failure to inform LANDLORD of current telephone number AND email address will result in no notice being given to enter premises. Failure to allow entry into premises, when 24-hour notice is given between the hours of 8:00am and 5:30pm, will result in a $50.00 per attempt charge by LANDLORD.
   vi. The TENANT may *NOT* make improvements to the property.

23. DEFAULT

a. The following are defaulted by TENANT:
   i. Nonpayment of rent when due- NO NOTICE REQUIRED.
   ii. Failure to do any duty or obligation by this LEASE not fixed during a period of five (5) days after written notice has been given by LANDLORD to TENANT.

24. REMEDIES OF LANDLORD

a. In the event of default by TENANT, TENANT gives up the requirement of any NOTICE TO QUIT. In the event of nonpayment of rent, TENANT gives up any demand for the rent due. LANDLORDs remedies are:
   i. LANDLORD may use any remedies available under the law to get possession of the PREMISES for rent in arrears, or for breach of any terms

of the LEASE, including starting an action before a District Court of Maryland.

ii. The remedies described shall be in addition to and not limited to any other remedies at law available to LANDLORD.

iii. Attorney's fees. TENANT agrees that if TENANT breaks any of the lease terms and LANDLORD brings an action before a District Court of Maryland, TENANT will pay for the reasonable attorney's fees of LANDLORD.

iv. If TENANT does not pay the rent to the LANDLORD after the TENTH (10^{th}) DAY of the month when due, the whole rent for the entire term shall fall due be collectable at once.

25. NON WAIVER

a. LANDLORDs acceptance of rent with knowledge of any default by TENANT or waiver by LANDLORD of any breach of any terms of this Agreement shall not constitute a waiver of subsequent breaches. Failure to require compliance or to exercise any right shall not be constituted as a waiver by LANDLORD of said term, condition, and/or right, and shall not affect the validity or enforceability of any provision of this Agreement.

26. HEIRS AND ASSIGNS

a. The TENANT will not assign this Lease, or sublet or grant any concession or license to use the Property or any part of the Property. Any assignment, subletting, concession, or license, whether by operation or law or otherwise, will be void and will, at LANDLORDs option, terminate this Lease.

27. ABANDONMENT

a. If at any time during the term of this Lease, the TENANT abandons the Property, the LANDLORD may , at its option, enter the Property by any means without being liable for any prosecution for such entering, and without becoming liable to the TENANT for damages or for any payment of any kind whatever, and may, at the LANDLORDs discretion, as agent for the TENANT, rent the property or any part of the Property, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such renting, and, at the LANDLORDs option, hold the TENANT liable for any difference between the rent that would have be payable under this Lease during the balance of the unexpired term, if this Lease has continued in force, and the net rent for such period realized by the LANDLORD by means of the renting. If the LANDLORDs right of re-entry is exercised following abandonment of the Property by the TENANT, the LANDLORD may consider any personal property belonging to the TENANT and left on the Property to also have been abandoned, in which case the LANDLORD may dispose of all such personal property in any

manner the LANDLORD will deem proper and is relieved of all liability for doing so.

b. The TENANT will be charged a reasonable fee to remove any abandoned property.

28. RULES AND REGULATIONS

a. The TENANT will obey all rules and regulations posted by the LANDLORD regarding the use and care of the building, parking lot, laundry room, and other common facilities that are provided for the use of the TENANT in and around the building containing the property.

b. All vehicles make model and license plate number will be provided to LANDLORD within five (5) days of any change. All vehicles unauthorized found on premise will be towed at TENANTs expense.

c. No liquid filled furniture, receptacle containing more that ten (10) gallons of liquid is permitted without prior written consent and meeting the requirements of the LANDLORD.

d. TENANT also agrees to carry insurance deemed appropriate by LANDLORD to cover possible losses that may be caused by such items.

e. Address for Notice: For any matter relating to this tenancy, the TENANT may be contacted at the Property, through the phone number provided, through their portal, or through email.

f. For any matter relating to this tenancy, whether during or after this tenancy has been terminated, LANDLORDs address for notice is:
Address: Solution Finders Realty, LLC
PO Box 527
Chase, MD 21027
Phone: 410-294-2535
Email: rentals@sfrhomes.com

29. UTILITY ACCOUNT NAMES AND ACCOUNT NUMBERS

a. Electric/Natural Gas _____

Account Number/Confirmation Number _____

b. Propane _____

Account Number/Confirmation Number _____

c. Oil _____

Account Number/Confirmation Number _____

d. Renters Insurance _____

Account Number/Confirmation Number _____

30. TENANT'S VEHICLE INFORMATION

a. Make Toyota Model Prius Year 2014

License Plate # APJD88

b. Make _____ Model _____ Year _____

License Plate # _____

The TENANT acknowledges receiving a duplicate copy of this Lease Signed by the TENANT and the LANDLORD on the day of 9/16/2026.

Tenant: Andrea G. Calderon
Andrea G. Calderon (Sep 18, 2026 07:48:40 MDT) Tenant: _____

Landlord: Tina Ebron Hall
Tina Ebron Hall (Sep 18, 2026 10:11:33 EDT)

The undersigned TENANT has read and undersigned this Agreement and hereby acknowledges receipt of a copy of this Rental Agreement. This Rental Agreement is a legally binding contract.

Tenant: Andrea G. Calderon
Andrea G. Calderon (Sep 18, 2026 07:48:40 MDT) Tenant: _____

Landlord: Tina Ebron Hall
Tina Ebron Hall (Sep 18, 2026 10:11:33 EDT)

Tenant Social Security Number 218250160

Tenant Social Security Number _____

Lead-Based Paint Disclosure

Property: 741 Melville Ave Baltimore, MD 21218

TENANT: Andrea Graciela Calderon

LANDLORD'S Disclosure
The LANDLORD CERTIFIES THAT:
The LANDLORD has NO knowledge of any lead-based paint and/or lead- based paint hazards in or about the Property. The LANDLORD has NO records or reports relating to lead-based paint and/or lead-based paint hazards in or about the Property.

9/16/2026
(date)
Tina Ebron Hall
Tina Ebron Hall (Sep 18, 2026 10:11:33 EDT)
(LANDLORD Signature)

TENANT'S Disclosure
The TENANT ACKNOWLEDGES receipt of:
• The information contained in the above LANDLORD'S Disclosure including the above-mentioned reports and records; and
• The pamphlet Protect Your Family from Lead in Your Home (EPA-747-K-99-001) or an equivalent pamphlet that has been approved for use in its state by the Environmental Protection Agency.

9/16/2026
(date)
Andrea G. Calderon
Andrea G. Calderon (Sep 18, 2026 07:48:40 MDT)
(Tenant Signature)

The pamphlet Protect Your Family from Lead in Your Home can be ordered in hard copy or can be printed from the website http://www2.epa.gov/lead/protect-your-family-lead-your-home.

Asbestos Disclosure

Property: 741 Melville Ave Baltimore, MD 21218

LANDLORD: Solution Finders Realty, LLC

TENANT: Andrea Graciela Calderon

LANDLORD'S Disclosure
The LANDLORD CERTIFIES THAT:
The LANDLORD has investigated and there is no asbestos in or about the Property.
The LANDLORD has NO records or reports with respect to asbestos in or about the Property.

.

9/16/2026
(date) Tina Ebron Hall
Tina Ebron Hall (Sep 18, 2026 10:11:33 EDT)
(LANDLORD Signature)

TENANT'S Disclosure
The TENANT ACKNOWLEDGES receipt of:
The TENANT ACKNOWLEDGES receipt of the information contained in the above LANDLORD'S Disclosure including any reports and records

9/16/2026
(date)

Andrea G. Calderon
Andrea G. Calderon (Sep 18, 2026 07:48:40 MDT)
(Tenant Signature)

PO Box 527
Chase, MD 21027
Office: (410) 294-2535

AGC
AGC

Pet Addendum

Date: September 16, 2026
Address: 741 Melville Ave Baltimore, MD 21218
Tenant: Andrea Calderon

On 9/16/2026, 2 dogs are added to lease dated 9/16/2026 for 741 Melville Ave Baltimore, MD 21218.

Tenant agrees the pet rent of $50 per pet is null and void at this time.

Any additional pets will need to be approved by management. If additional pet are found unauthorized, a lease violation will be issued, a $500 violation fee will be applied to the rental account, and the unauthorized pet will need to be removed immediately. Tenant is responsible to maintain the yard and keep it free from pet waste. Tenant is required to keep vet records current and register the pet with Baltimore County License Commission.

Description of authorized pet:

Color:	Dark Brown / Black
Male or Female:	Female
Name:	Lisa Marie / Luna
Approximate age:	10 / 2
Up to date on shots :	yes / yes

Andrea G. Calderon
Andrea G. Calderon (Sep 18, 2026 07:48:40 MDT)
Tenant

Tenant

Tenant

Tenant

Tenant

Tina Ebron Hall
Tina Ebron Hall (Sep 18, 2026 10:11:33 EDT)
Landlord

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. 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.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- 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.

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

A landlord who rents five or more units may not charge more than $25 in fees, outside of a security deposit.

Some landlords may choose to accept a tenant screening report prepared in the previous 30 days by a consumer reporting agency which the tenant obtains and pays for. If a landlord accepts such a report from you, the landlord may not charge you an application fee.

(Real Property Article of the Maryland Code, Sections 8-213 and 8-218)

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is 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.

However, if your landlord does give you a written lease, it must include:

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- 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 contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

A landlord that rents four or fewer units in the state is not required to use a written lease.

Some local jurisdictions may require additional information in leases.

A lease may not include:

- Requires you to allow the landlord to "confess judgment" 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 by you separately

For the landlord to end your tenancy:

- For a written lease with a stated term, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For month-to-month periodic tenancies, the landlord must notify you in writing at least 60 days before terminating the tenancy
- For year-to-year periodic tenancies, the landlord must notify you in writing at least 90 days before the tenancy ends

For you to end your tenancy:

- For leases with a stated term, month-to-month tenancies, and all other tenancies but a year-to-year tenancy, you must notify your landlord in writing at least 30 days before terminating the tenancy
- For year-to-year tenancies, you must notify your landlord in writing at least 90 days before terminating the tenancy

- Exceptions to these provisions:
    - Exception #1: If you are a victim of domestic violence or sexual assault and have a protective order or peace order, you have 30 days to vacate the leased premises after giving notice. You are only responsible, however, for rent from the time following the notice, until the date that you vacate, which may be fewer than 30 days. If you vacate in fewer than 30 days after giving notice, you must provide signed, notarized, written notification to the landlord, by first class mail or hand delivery, stating that you vacated the premises.
    - Exception #2: These provisions do not apply in Baltimore City.

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 8-208, 8-210, and 8-402)

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
- Your landlord must give you a receipt for your rent payment if you pay rent in cash.
- 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 the amount by which 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.
- If you pay utilities directly to your landlord, your landlord must give you copies of the monthly utility bills.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, and 8-208)

4. SECURITY DEPOSITS

In most cases, a landlord may not require you to pay a security deposit higher than one month’s rent. But your security deposit may be up to two months’ rent. if you qualify for utility assistance from the Department of Human Services and lease agreement requires that you make payments for utility services directly to your landlord.,

A "security deposit" is any payment you give to the landlord to cover things like breaking the lease, damage to the property, or unpaid rent, including pet deposits.

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 and give you a written receipt, which must be included with the written lease. The landlord must advise you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

At the end of your tenancy, your landlord must provide you with a written list of any charges deducted from the security deposit. They must return the rest of your deposit with interest within 45 days.

If you plan to move out, you must send your landlord a certified letter at least 15 days before leaving. The letter should say you're moving and give your new address. If you do this, you have the right to be present when the landlord inspects your unit for damage that may reduce your security deposit.

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 landlord does not return your deposit or give you a written list of charges within 45 days after you move out, they may lose the right to keep any of the deposit. You may also be able to get up to three times any amounts they unlawfully did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

5. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it is safe and suitable for people to live in and free from problems (serious defects or conditions) that could cause a fire or that are a serious and substantial threat to your life, health or safety.

If you find such a problem, notify your landlord in writing right away. You must provide your landlord with access to your property to make repairs.

If your landlord doesn't fix the problem within a reasonable time after you provide notice, you have options: you can bring suit in the District Court for damages and a decrease in rent, or you may refuse to pay rent (and then raise the issues as a defense to the landlord's suit for rent). . You may also file a rent escrow case, through which you pay rent into the court instead of the landlord.

You have the right to basic services, including heat, light, electricity, hot and cold running water, and proper sewage disposal. Depending on the specific safety or living condition problems in your unit (for example in the case of lead paint), you may

- Have the right for temporary relocation assistance from the landlord
- Take legal action if your landlord does not assist with safe relocation

If the issue is not dangerous but violates local housing codes, you may contact your local code enforcement office if your landlord does not respond.

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as 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, and 8-212)

6. EVICTIONS

If you violate your lease, don't pay rent on time, or don't move out when your lease ends, your landlord may start the eviction process by filing a case in the District Court.

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 include 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.

You have the right to attend any court hearing in an eviction case brought against you by a landlord. You may also have the right to have an attorney provided to represent you if you are unable to afford one.

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. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

If judgment is entered against you for failing to pay rent, you have four days to appeal that decision to the Circuit Court.

In most cases, you can stop the eviction by paying all past-due amounts and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."

However, redemption is not an option if you have had 3 (4 in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, and 8-902)

7. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when a landlord's actions - or failure to act – make it difficult for a tenant to use and enjoy their rental unit, forcing the tenant to move out.

In order to successfully claim constructive eviction, a tenant must prove several things, such as the landlord's actions or neglect significantly disrupted the tenant's use and enjoyment of the property, the landlord is responsible for the interference, the tenant told the landlord about the issue, and the tenant moved out a reasonable time after the interference. If you are interested in pursuing a claim for constructive eviction, you should consult with an attorney.

If constructive eviction is proven (1) You can treat your lease as ended and you are no longer responsible for paying rent; and (2) you may be able to sue the landlord for your losses. This may include moving costs, rent differences, attorney fees, and other related expenses resulting from the constructive eviction claim.
Landlords must avoid substantial interference with the tenant's enjoyment of their rental property, ensure the rental property is safe and livable, and generally respond to tenant complaints promptly to avoid legal and financial consequences.

8. TENANT RIGHT OF FIRST REFUSAL

If you are a named tenant on the lease and have lived in a rental property with 1, 2, or 3 units for at least six months, your landlord may be required to give you the chance to buy the property before selling it to someone else. This applies if your landlord plans to sell the property, or receives an offer to buy it from a third party. This rule does not apply in certain situations, such as when the property is transferred without a sale; for example, when the property is transferred to a family member, to a business owned by the landlord, or pursuant to a court order, among several other examples. .

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)

9. 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, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

A landlord may not retaliate, or threaten to retaliate, against you for

a. making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property;
b. filing or participating in a lawsuit involving the landlord;
c. participating in a tenants' organization;
d. requesting police or emergency services at the property; or
e. providing information to the landlord relating to lead paint issues.

Retaliation may include filing or threatening to file a lawsuit against you, 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.

Unless your lease provides 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. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; 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)

Exceptions to the protections of these laws exist in certain circumstances.

The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed below.

10. RESOURCES

Office of Tenant and Landlord Affairs
Maryland Department of Housing and Community Development
Tenant and Landlord Affairs Website (https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx)

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
- 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 Access to Counsel in Evictions Program
Contact Information: Call 211 or go to Legal Help Maryland (LegalHelpMD.org)

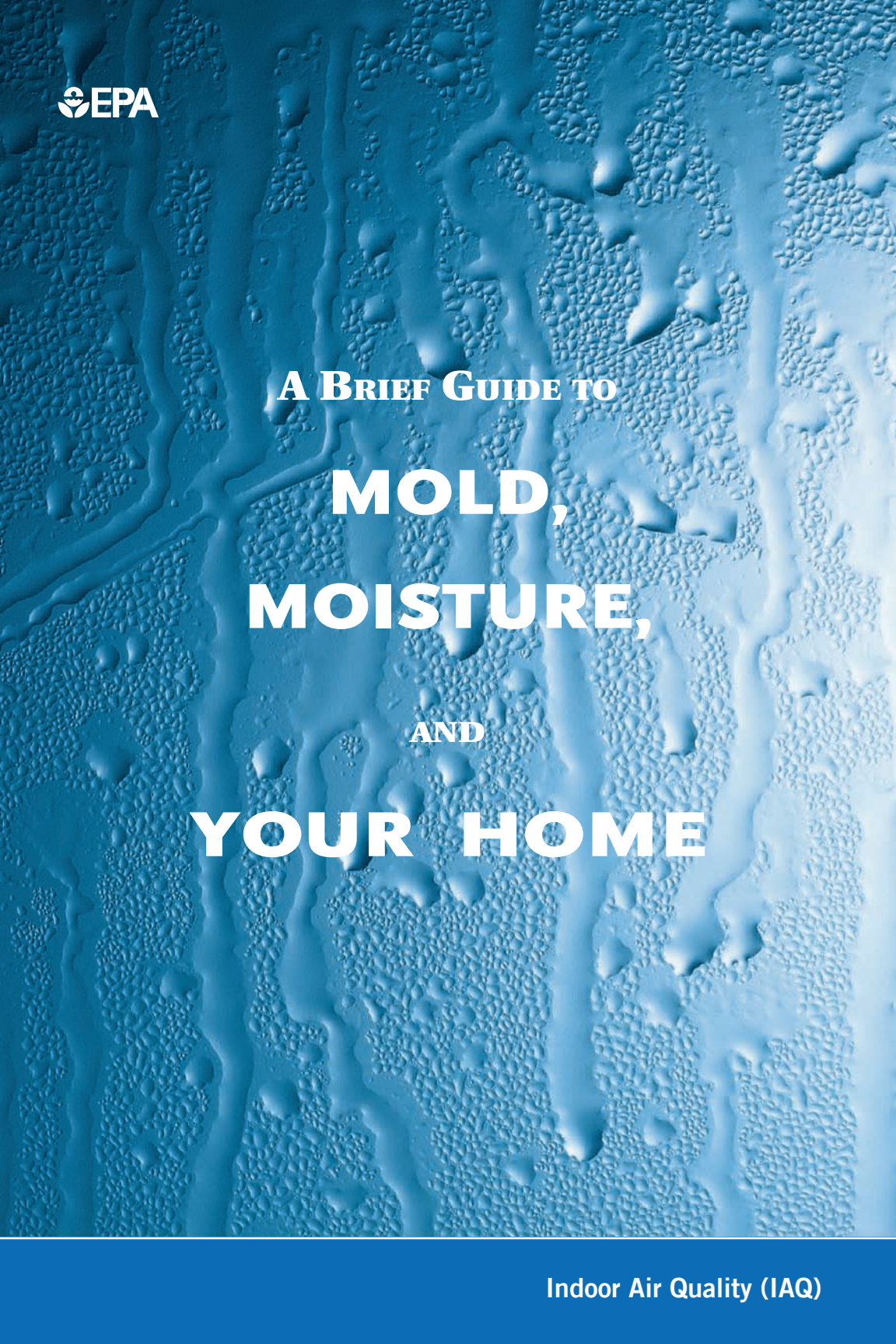
Services Provided:

- This program can provide legal representation and advice to renters who have household income at or below 50% of Maryland's median income, and the household is at risk of eviction, have lost or are at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers
Contact Information and Hours: District Court Help Centers (https://www.courts.state.md.us/helpcenter/inperson/dc)

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.


EPA
A Brief Guide to
MOLD,
MOISTURE,
AND
YOUR HOME
Indoor Air Quality (IAQ)

EPA 402-K-02-003
(Reprinted 09/2012)

This Guide provides information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth.

U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq

A Brief Guide to Mold, Moisture, and Your Home

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MOLD BASICS

- **The key to mold control is moisture control.**
- **If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.**
- **It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.**

Why is mold growing in my home?

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Can mold cause health problems?

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

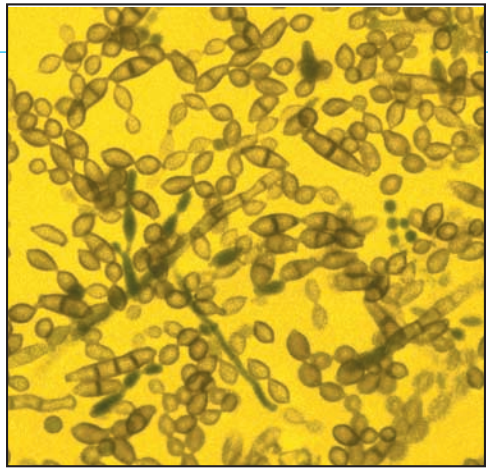
Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold?

It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –

ACT QUICKLY.

Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygenists (ACGIH), or other guidelines from professional or government organizations.

- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.

- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.

- If you have health concerns, consult a health professional before starting cleanup.

MOLD CLEANUP GUIDELINES

Bathroom Tip

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- **Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.**
- **Scrub mold off hard surfaces with detergent and water, and dry completely.**



Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.

Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.

- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)

- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.

- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important to take precautions to LIMIT YOUR EXPOSURE to mold and mold spores.

- **Avoid breathing in mold or mold spores**. In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about $12 to $25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves**. Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.

- **Wear goggles**. Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.

- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.

- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.

- Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD PREVENTION AND CONTROL TIPS

MOISTURE Control is the Key to Mold Control



Mold growing on the surface of a unit ventilator.

- When water leaks or spills occur indoors - **ACT QUICKLY**. If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive ($10-$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)

- Use air conditioners and/or de-humidifiers when needed.

- Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- Reduce the humidity (see preceeding page).
- Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- Cover cold surfaces, such as cold water pipes, with insulation.
- Increase air temperature.



Mold growing on a wooden headboard in a room with high humidity.

Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD



Mold growing on the back side of wallpaper.

Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.



Water stain on a basement wall — locate and fix the source of the water promptly.

ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/ humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.



Indoor Air Quality (IAQ)

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