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THIS LEASE IS A LEGALLY BINDING DOCUMENT. YOU SHOULD READ AND UNDERSTAND IT BEFORE SIGNING. THIS LEASE CONTAINS MANY OBLIGATIONS ON THE RESIDENT'S PART.

IS ENGLISH YOUR PRIMARY LANGUAGE? YES ___ NO ___

IF NO, DO YOU NEED ASSISTANCE WITH READING AND INTERPRETING IT BEFORE YOU SIGN? YES ___ NO ___

RESIDENTIAL LEASE AGREEMENT

THIS RESIDENTIAL LEASE AGREEMENT ("Lease") is made and entered into this **1st**, day of **August 2026** between TEACHER HOUSING AT BIDDLE LLC, a Maryland limited liability company ("Landlord") and **Godwin Frimpong** ("Resident").

1. **LEASED PREMISES**. Landlord hereby agrees to lease to Resident and Resident hereby agrees to lease from Landlord, one bedroom and one bathroom, identified as Bedroom **#C** and Bathroom **#C**, for Resident's exclusive use (referred to herein as "**Resident's Bedroom and Bathroom**") in an apartment located at **600 E. Biddle Street** in the Johnston Square neighborhood of Baltimore City, and together with the other residents of the apartment, Resident shall have the joint right to use the common areas of the apartment, which are composed of those areas within the apartment to which Resident shall have access without going into another bedroom or bathroom, including any living room, kitchen, and all of the associated appliances and furnishing, and if applicable, laundry facilities within the apartment and any backyard areas designated for the Apartment, as hereafter defined (the "**Common Areas**"). Resident's Bedroom and Bathroom, the other bedrooms and bathrooms in the apartment and the Common Areas are referred to collectively in this Lease as the "**Apartment**". Residents shall also have joint use of the mailbox that serves the Apartment. For purposes of clarification, Resident shall have no rights to the other bedrooms or bathrooms in the Apartment, which will be for the exclusive use of other occupants of the Apartment.

2. **LEASE TERM**. Resident shall lease the above-described premises for a term of 12 months, such term beginning on the **1st of August 2026** (the "**Commencement Date**") and ending at 12 o'clock midnight on the **31st of July 2027 (**the "**Lease Term**"). Resident shall be liable under the terms of this Lease for the full Lease Term. Resident may not terminate for convenience, its use of, or abandon, the Apartment prior to the end of the Lease Term.

3. **RENT**. During the Lease Term, Resident shall pay rent in equal monthly installments of **Seven- Hundred Dollars ($700).** Rent is due on the 1st day of every month. If the Commencement Date is not the first day of a calendar month, Resident shall pay on the Commencement Date a pro rata amount for the period until the end of that month in the amount of _____**( ).** Similarly, if the Lease Term does not end on the last day of a calendar month, Resident shall pay on the first day of the calendar month of the month in which the Lease Term is to occur, a pro rata amount for the period from the first day of the calendar month to and including the last day of the Lease Term. All rent must be paid by personal check, certified check or online payment of immediately available funds. Failure to pay rent at the time specified will constitute a default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments

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and/or repairs, required to be paid by Resident to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collectible as such.

4. **LATE CHARGES**. If rent is received more than ten (10) days beyond the due date, Resident agrees to pay, as additional rent, a late charge of five (5%) percent of the amount of rent due.

5. **SECURITY DEPOSIT**. Simultaneously with its execution of this Lease, Resident will pay to Landlord a security deposit by certified check in the amount of **$800.** Upon payment of the security deposit, Landlord will provide a receipt containing the security deposit provision required by law. The security deposit will be held as security for the payment of rent and the faithful performance by Resident of all of its obligations in this Lease. Landlord may use some or all of the security deposit to repair any damage to Resident's Bedroom or Bathroom caused by Resident or its guests, and, if necessary, to clean Resident's Bedroom and Bathroom upon termination of this Lease. Additionally, Landlord may use some or all of the Security Deposit to repair any damage to the Common Areas, and if necessary, to clean the Common Areas upon termination of this Lease. The security deposit shall be held and applied by Landlord as provided by the laws of the State of Maryland and may not be applied by Resident to the payment of rent. If Resident fully performs its obligations hereunder, the security deposit, or balance, shall promptly be returned to Resident after the termination of this Lease in compliance with applicable law.

6. **APPLICATION OF PAYMENTS**. Other than the Security Deposit, all payments from Resident to Landlord will first be applied to the oldest money owed by Resident to Landlord, regardless of why the payment may have been tendered or submitted. While Landlord does not have to, Landlord may accept partial payment of the rent, but does not waive Landlord's rights to collect and enforce the payment of the remainder of such rent installment, regardless of any notations on Resident's check or otherwise purporting to "pay in full" with a payment of less than the full amount owed.

7. **UTILITIES**. Landlord will provide the following utilities to the Apartment (the "**Landlord Provided Utilities**"): electric, basic Wi-Fi, water and sewer. The cost of the Landlord Provided Utilities will be, subject to the last sentence of this Section 7, borne by Landlord and will be included in the Rent. Landlord will not be responsible for the following utilities (the "**Resident Provided Utilities**"): telephone, cable, or any other utilities not specifically defined as Landlord Provided Utilities. If any Resident Provided Utilities are desired by the Resident and other residents in the Apartment, the cost will be equally divided among the Resident and the other residents of the Apartment. Such charges for Resident Provided Utilities shall be paid directly to the supplier (or to Landlord as reimbursement in the event any such charges have to be paid by Landlord for any reason on Resident's behalf). If the Resident fails to make such payments, then the amount thereof may at the discretion of the Landlord be added to and deemed part of the rent due from Resident and the Landlord shall have the same remedies for the collection of such charges as Landlord has for rent. Subject to applicable law, Landlord shall not be liable to Resident for the interruption, surge or failure of any utility, including but not limited to for any Landlord Provided Utilities, or service, or any damages associated with any such interruption, surge or failure, to all or any portion of the Apartment. Furthermore, subject to applicable law, Landlord is not liable for

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any damages and is not responsible to take any action if service to the Apartment is interrupted or if service is discontinued as a result of Resident's or any other resident's violation of any of the rules or regulations of the utility provider. All utilities may be used only for normal household purposes and must not be wasted, and Resident must comply with all rules and regulations of any applicable utility provider.

8. **USE OF PREMISES**. Resident shall use the Apartment for residential purposes only, shall keep Resident's Bedroom and Bathroom, and Common Areas in a clean and sanitary condition and comply with all laws and health and police regulations with respect to said Apartment and all reasonable rules and regulations adopted by Landlord. Resident shall not make or permit any noisy or offensive use of the Apartment or allow any nuisance or use which might interfere with the enjoyment of other residents and neighbors. No animals or pets of any kind may be kept in or about the Apartment without Landlord's prior written permission. Resident will not make or permit any waste on the Apartment and will not permit any lien or encumbrance to be placed on the Apartment. Resident shall indemnify and save the Landlord harmless from all liability arising out of any violation by Resident, or its guests, of such laws, regulations or rules or arising out of any neglect or any violation or non-performance by the Resident of any of the covenants contained herein.

9. **FURNISHINGS**. Landlord will provide a bed and nightstand in the Resident's Bedroom and Bathroom (the "**Landlord Provided Bedroom Furnishings**"). Landlord will provide a couch, a desk, chairs, and a coffee table in the interior Common Area, to be shared by all residents in the Apartment (the "**Landlord Provided Common Area Furnishings**", together with the Landlord Provided Bedroom Furnishings, the "**Landlord Provided Furnishings**"). Resident shall be liable for any damage that Resident causes to the Landlord Provided Furnishings.

10. **ADDITIONAL RESIDENTS**. As the Apartment will consist of more than one bedroom and bathroom, Landlord shall have the right, when any bedroom within the Apartment is unoccupied, to place a new resident in the unoccupied bedroom. If Resident desires to avoid having the third bedroom and bathroom in the Apartment occupied, the Resident may make a request to Landlord, and provide Landlord with an application, to lease the empty bedroom and bathroom. Landlord must consent to any such request, which consent may be denied or withheld by Landlord in its sole discretion. As a condition to Landlord's consent, Landlord must determine in its sole discretion that Resident is qualified financially, and otherwise, to lease the additional bedroom and bathroom.

11. **PARKING**. The Apartment may have a parking pad adjoined at the rear of the Apartment (a "**Parking Pad**"). Additionally, there is a parking lot located near the Apartment (the "**Parking Lot**"). Parking spaces in the Parking Lot and Parking Pad may be rented through a separate rental agreement between the Resident and the Landlord (a "**Parking Agreement**"). The Parking Lot and Parking Pad are reserved only for residents with a Parking Agreement. Resident shall not park or permit any guests to park in the Parking Lot or Parking Pad unless reserved through a Parking Agreement. Cars may be parked in the common street parking area if the Resident does not have a Parking Agreement.

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12. **ASSIGNMENT**. Resident shall not assign this Lease or sublet all or any portion of said Apartment without first obtaining the written consent of the Landlord, which consent may be withheld in Landlord's sole discretion. Notwithstanding any assignment or subletting, Resident will remain liable for the payment of rent and additional rent, and the performance of all terms and conditions of this Lease. Any attempt to assign or sublet without Landlord's consent shall be void and shall entitle Landlord to terminate this Lease and pursue its remedies for Resident's breach.

13. **ALTERATIONS**. Resident shall not paint or deface the Apartment or make any alterations or additions to the Apartment without the Landlord's prior written consent, which consent may be withheld in Landlord's sole discretion. Unless otherwise agreed in writing, all alterations, additions and improvements made by Resident or on Resident's behalf shall become the property of Landlord and shall remain in the Apartment at the expiration or sooner termination of this Lease; provided, however, that Landlord, at its option, may require Resident to remove any such alterations, additions or improvements and restore the Apartment to its former condition.

14. **SURRENDER OF PREMISES**. At the end of the Lease Term, or any renewal thereof, Resident shall remove its possessions and surrender Resident's Bedroom and Bathroom and rights to use the Common Areas to the Landlord in as good a condition as when received except for any damage caused by ordinary wear and use. Resident further agrees to surrender Resident's Bedroom and Bathroom and Common Areas in broom-clean condition and to return all keys to the Apartment to the Landlord. Any personal property left in the Apartment after Resident vacates or abandons the Apartment shall be deemed abandoned and Landlord may remove, store and/or dispose, at Resident's cost, of the same as it sees fit, subject to applicable law.

15. **ACCESS**. Landlord and its agents shall have the right to enter the Apartment, including Resident's Bedroom and Bathroom (if not occupied at the time), at any time in an emergency or otherwise at all reasonable times for the purpose of inspection or making repairs which the Landlord may be required to make by reason of other provisions of this Lease or by reason of the requirements of public authorities. Landlord may list the Apartment, inclusive of Resident's Bedroom and Bathroom, for sale and/or rent at any point during the Lease Term. For the six (6) months prior to the expiration of the Lease Term, or any renewal thereof, or the expiration of another resident's lease term, Landlord and its agents shall have the right, at reasonable times, to show prospective residents and buyers through the Apartment and to post a "For Rent" for "For Sale" sign.

16. **CASUALTY**. If the Apartment is rendered totally unfit for occupancy by fire, tempest, or other act of God, or by the acts of rioters or public enemies, or other unavoidable accident, the tenancy hereby created shall immediately cease upon the payment of the rent and additional rent apportioned to the time of such happening. If, however, the Apartment is only partially destroyed or damaged, and Resident's Bedroom and Bathroom, and other portions of the Apartment are, nevertheless, habitable, and the Landlord deems it reasonable to repair the damage, then such repairs shall be made by the Landlord without unreasonable delay, rent shall not abate, and this Lease shall remain in full force and effect.

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17. **DELIVERY OF APARTMENT**. The Landlord shall deliver Resident's Bedroom and Bathroom, and Resident's rights to use the Common Areas at the beginning of the Lease Term to Resident in a condition permitting habitation with reasonable safety.

18. **MAINTENANCE**. Resident acknowledges that he/she has examined the Apartment, including the Bedroom and Bathroom, and it is in a good and habitable condition. Except as may be hereinafter provided, Resident shall maintain Resident's Bedroom and Bathroom, and Common Areas, in as good order and repair as it was in at the commencement of this Lease, ordinary wear and tear excepted. Resident shall pay for all repairs and renovations to Resident's Bedroom and Bathroom, and Common Areas during the term hereof, and any renewal thereof, that may become necessary due to the misuse or negligence of Resident or Resident's guests. Landlord shall maintain and keep in repair the roof and exterior walls of the Apartment, as well as the electrical, plumbing and mechanical systems, and all appliances provided by Landlord, so long as such repairs are not necessitated by any acts of (i) the Resident or any guest of Resident, or (ii) any other resident or any guest of the other residents in the Apartment, in which event such repairs shall be made by Landlord but at Resident's and/or the other residents' sole cost and expense. Replacement of any cracked or broken windows or other glass, caused by Resident's (or its guests) fault, shall be the responsibility of Resident. In the event that Resident fails to maintain or repair Resident's Bedroom and Bathroom, and Common Areas as required under this Lease, then Landlord may (but shall not be obligated to) perform the same on the Resident's behalf, and any sum incurred by Landlord in connection therewith shall be paid by Resident to Landlord upon demand and collectible as additional rent. Resident agrees to give notice to Landlord of any required repairs for which Landlord is responsible and Landlord will be afforded a reasonable period of time to repair the same. If the Landlord has agreed to furnish any service or utility (e.g., the Landlord Provided Utilities) at its cost and expense, and should it become necessary at any time, because of accident, malfunction, or for the purpose of repairing or improving the equipment furnishing such service or utility, the Landlord shall have the right, without liability to the Resident for any direct or indirect damages, to temporarily stop or curtail the furnishing of any such service or utility, but in any such case, the Landlord shall use reasonable efforts to restore such service or Landlord Provided Utilities promptly. For the avoidance of doubt, Resident shall be jointly and severally liable with the other residents of the Apartment for all Lease obligations relating to the Common Areas, but Resident is solely responsible for the Lease obligations relating to Resident's Bedroom and Bathroom. Resident shall be responsible for the actual cost of all repairs made necessary by Resident, Resident's guest(s) or any other person's violation of this Lease or the negligent or careless use of Resident's Bedroom or Bathroom or the Apartment.

19. **DEFAULT**. Resident will be in default of this Lease upon the occurrence of any one of the following events:

(a) Failure to pay any installment of rent, additional rent or any other amount hereunder on the date the same is due;

(b) Failure to perform or comply with any other agreement, term or condition of this Lease;

(c) Abandonment of the Apartment; or

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(d) Any misrepresentation or omission of any Resident or any guarantor made to Landlord in connection with this Lease.

20. **RULES AND REGULATIONS**. Resident hereby agrees to comply with all Rules and Regulations attached to this Lease, as such Rules and Regulations may be amended from time to time by Landlord ("**Rules and Regulations**"). These Rules and Regulations are hereby incorporated in this Lease. Any alterations, additions, and modifications to such Rules and Regulations that Landlord may make from time to time shall likewise be considered a part of this Lease with the same force and effect as though incorporated herein.

21. **REMEDIES OF LANDLORD**. Upon any default by Resident, Landlord may, at its option, terminate this Lease and/or commence eviction proceedings in accordance with the laws of the State of Maryland. Resident agrees to pay all costs and expenses incurred by Landlord by reason of Resident's default including, without limitation, loss of rents, attorney's fees, costs of regaining possession and re-renting Resident's Bedroom and Bathroom, storage fees and repairing and cleaning costs. The rights and remedies in this Lease are cumulative, not exclusive, and are in addition to any other rights and remedies available to Landlord at law or equity. No termination of this Lease due to Resident's default shall deprive the Landlord of any other right or action against the Resident for possession, for rent, or for damages.

22. **HOLDOVER**. If Resident still occupies the Apartment after the termination of the Lease, then Resident will be liable for damages, including but not limited to, lost rent from Landlord being unable to re-let Resident's Bedroom and Bathroom in accordance with Maryland Real Property Code §8-402, in addition to all other amounts owed by Resident. No such holding over shall constitute any form of tenancy, but will be considered unlawful possession, and Landlord may exercise any right or remedy available under this Lease or the law to recover possession of Resident's Bedroom and Bathroom, and Resident's rights to use the Common Areas, and damages from Resident. If Resident continues to occupy the Apartment after the expiration of this Lease, or any renewal or extension of this Lease, and Landlord consents to Resident's continued occupancy, Resident's occupancy will (unless otherwise agreed in writing) be under a month to month tenancy, at twice the rental payable hereunder just prior to Resident holding over, which will continue until either party mails notice to the other at least two (2) months before the end of any calendar month, that the party giving such notice elects to terminate the tenancy at the end of the second calendar month. As long as Resident is in possession of the Apartment, all of Resident's obligations and all of Landlord's rights applicable during the term of this Lease will be equally applicable during the continued period of occupancy.

23. **PERSONAL PROPERTY**. All personal property placed in the Apartment shall be at the sole risk of Resident or the parties owning the same, and Landlord shall in no event be liable for the loss of or damage to such property or for any act of negligence of any other person whomsoever in or about the Apartment except for the negligence of Landlord and agents and employees of the Landlord. Resident hereby acknowledges that it is the responsibility of Resident to maintain adequate insurance on personal property of Resident placed in or about the Apartment.

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24. **GUESTS AND OVERNIGHT STAYS**. Resident may have a reasonable number of guests in the Apartment and Resident's Bedroom and Bathroom at any reasonable time. Guests do not have any rights under this Lease. Guests may not be given access keys at any time. Resident must be present in the Apartment and/or Resident's Bedroom any time that Resident has guests and may not leave them unattended. Resident will be responsible for all of the actions, damage, or violations of this Lease by any of Resident's guests. Resident's guests may not interfere with the use of the Apartment by the other residents. Guests may stay overnight in Resident's Bedroom for a total of five (5) nights per month, but only three (3) consecutive nights each month, and in no event more than thirty (30) days during the Lease Term. If Landlord suspects and/or has evidence that a guest has stayed overnight beyond the maximum number of nights set forth in this Lease, or is unreasonably interfering with use of the Apartment by the other residents, Resident may be found in default of this Lease.

25. **QUIET ENJOYMENT**. The only covenant of quiet enjoyment applicable to Resident's tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

26. **LEAD PAINT**. Dwellings built before 1978 may contain lead-based paint applied on or before that date. Resident acknowledges receiving a copy of the "Notice of Tenant's Rights" produced by the Maryland Department of the Environment, a copy of "Protect Your Family From Lead In Your Home" produced by the United Sates Environmental Protection Agency and a copy of "Maryland Department of the Environment, Lead Paint Risk Reduction Inspection Certificate #737163." The Apartment rented by Resident may be part of an older structure constructed before 1978. If so, the Apartment may contain lead-based paint in various areas of the Apartment. The Landlord does not know if there is lead-based paint in the Apartment, but the Resident is hereby advised of that possibility. (The Resident is referred to the separate form "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" given to Resident at the commencement of this Lease or after, which may contain more up-to-date information regarding the presence of lead-based paint and/or lead-based paint hazards.) The Resident acknowledges that there is no chipping, flaking, loose or peeling paint, plaster or loose wallpaper in the Apartment. The Resident agrees to follow the procedures set forth in the attached "Notice of Tenant's Rights" produced by the Maryland Department of the Environment to inspect the Apartment and notify the Landlord promptly when discovering chipping, flaking, loose or peeling paint, plaster or loose wallpaper in the Apartment.



Resident's Initials

ADDENDA ATTACHED TO LEASE: Disclosure of Information on Lead Based Paint and/or Lead Based Paint Hazards

27. **ENTIRE AGREEMENT**. The provisions hereof, together with any riders attached hereto, constitute the entire agreement between the parties hereto with respect to Resident's occupancy of the Apartment. This Lease may only be amended in writing and signed by both Landlord and Resident.

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28. **NO WAIVER**. The failure of Landlord to require strict performance by Resident of any provision of this Lease is not a waiver of any future breach of the same or any other provision herein. Landlord's acceptance of rent is not a waiver of any breach by Resident.

29. **SUBORDINATION OF LEASE**. This Lease is subject and subordinate to all present and future mortgages, deeds of trust and other security instruments to which the Apartment may be subject. Although no further act by Resident is necessary to accomplish the above, Resident agrees to sign any other instruments subordinating this Lease as Landlord may reasonably request.

30. **NOTICES**. All notices and communications under this Lease shall be in writing and shall be deemed to be properly given when delivered personally or sent by certified mail, return receipt requested, to Resident at the address of the Apartment or to Landlord at 1129 N. Caroline Street, Baltimore, Maryland 21213, or to such other address as either party may specify in writing to the other.

31. **SEVERABILITY**. The invalidity of any provision in this Lease or of its application to any person or circumstance as determined by any government agency or court shall in no way affect the validity of any other provision hereof and all other terms of this Lease shall be valid and enforceable to the fullest extent permitted by law.

32. **Intentionally omitted**.

33. **CONSENT TO JURISDICTION**. This Lease has been entered into in the City of Baltimore in the State of Maryland. Resident hereby consents to the jurisdiction of, and venue in, any local or state court otherwise having subject matter jurisdiction and located within the City of Baltimore, Maryland.

34. **TIME OF ESSENCE**. Timing is very important in the performance of all matters under this Lease. All of the times, time periods and dates specified in this Lease shall be strictly enforced. Time is of the essence of each and every term and condition herein contained.

35. **PARTIES BOUND**. This Lease shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and permitted assigns.

36. **INDEMNIFICATION**. Unless caused by the negligence of Landlord, Landlord will not be liable for any loss or damage of any property or injury or death to Resident or any person occurring in or about the Apartment. Resident agrees to indemnify and hold Landlord harmless from all claims, expenses, damages and liabilities of whatever nature, including attorneys' fees, relating to the foregoing.

[Signature page follows]

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IN WITNESS WHEREOF the parties hereto have executed this Lease the day and year first above written.

LANDLORD

TEACHER HOUSING AT BIDDLE LLC,
a Maryland limited liability company

By: _____
Name: Vantria Conway
Title: Property Manager

RESIDENT

_____
Name: _____

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RULES AND REGULATIONS

This document is incorporated by reference into the Lease. Resident agrees to these "**Rules and Regulations**" for the purpose of preserving the welfare, safety, and convenience of residents in the Apartment, for the purpose of making a fair distribution of services and facilities for all residents and for the purpose of preserving Landlord's property from abusive treatment. A violation of these Rules and Regulations may be deemed a default by Resident and may result in termination of the Lease and/or the exercise by Landlord of its other rights and remedies under the Lease. Complaints for violations of these Rules and Regulations which do not create a health and safety issue will be addressed in accordance with the following procedure:

First: If there is a complaint, Landlord will investigate and if Landlord concludes that the complaint is of merit, Landlord will issue a written warning to Resident outlining the violation.

Second: If there is a second complaint, Landlord will investigate and if Landlord concludes that the complaint is of merit, Resident will be assessed an administrative fee, commensurate with the offense, which Resident must pay immediately.

Third: If there is a third complaint, Landlord will investigate and if Landlord concludes that the complaint is of merit, Resident will be assessed an administrative fee, commensurate with the offense, which Resident must pay immediately. Resident's Guarantor may be notified, if applicable, and Landlord may, but is not obligated to, terminate Resident's occupancy in accordance with the Lease and applicable law.

If the complaint is for a violation that constitutes or is alleged to constitute a health and safety issue, Landlord will investigate, and if Landlord concludes the complaint is of merit, Landlord may, but is not obligated to, terminate Resident's occupancy in accordance with the Lease and applicable law.

Resident agrees to comply with the following Rules and Regulations established by the Landlord, as well as any new Rules and Regulations that may be established by Landlord for the benefit. comfort or safety of all residents. All guests of the Resident must comply with the Rules and Regulations. Resident is responsible for the compliance of all guests with these Rules and Regulations:

A. Resident shall not hang any objects, including laundry, from windows or use hallways, patio or balcony for storage.

B. Resident and their guests shall not disturb other residents.

C. Resident shall not play loud radios, stereos or any other sound producing equipment that disturbs the peace and quiet.

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D. Resident shall notify the Landlord if the Premises are to be unoccupied for more than 10 days.

E. During the last sixty (60) days of any lease term, the Landlord may show the Premises to prospective residents between the hours of 8:30 a.m. and 8:30 p.m. upon forty-eight (48) hours prior notice to Resident.

F. Resident shall not place chains or additional locks anywhere on the Apartment windows or doors.

G. No waterbeds permitted.

H. Resident shall recycle garbage according to law and remove garbage from Apartment and Resident's Bedroom and Bathroom daily and place in designated containers.

I. Resident shall use the utilities and appliances in a manner so as to conserve energy and natural resources. Resident is responsible for the replacement of all light bulbs in Resident's Bedroom and Bathroom, including ceiling, hanging or wall-mounted fixtures.

J. Resident shall comply with Municipal, State and Federal recycling regulations.

K. No balcony or patio shall be used for storage, clothes drying, or cooking of food.

L. Resident shall not maintain or store combustible or dangerous chemicals, gas, or gasoline.

M. Storage of anything whatsoever in hot-water heater closets and/or HVAC closets is strictly prohibited.

N. The toilet rooms, water closets and other water apparatus shall not be used for any other purposes than those for which they were constructed, and no sweeping of rubbish, rags, sanitary napkins, ashes, ink, chemicals, garbage, refuse matter from electric batteries or other noxious substances shall be thrown therein. Any damage resulting from such misuse shall be borne and paid for by the resident who caused such damage.

O. Pianos, furniture goods and freight shall be brought into and taken out of any apartment by arrangement with the Landlord or its agents.

P. Resident shall see that the windows and doors of the apartment are closed and securely fastened before leaving the premises, and Resident will be held responsible for any damage resulting from frost, rain or other causes in violation of this rule.

Q. Resident shall not waste or unreasonably use water.

R. Resident shall at all times keep dwelling and fixtures clean and in a sanitary

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condition.

S. Resident shall report to the Landlord and the appropriate health authority any case of infectious or contagious disease occurring in the premises, and they shall report to the Landlord the presence of insects or vermin on the premises. Resident shall cooperate and comply with all orders of health authorities. Resident shall cooperate and comply with all extermination procedures necessary to eradicate vermin and insects.

T. Resident shall immediately report to the Landlord at once any damage, accident or injury to water pipes, toilets, drains, or fixtures or other property of the Landlord, and all breakage, damage or loss of any kind, including but not limited to any presence of water staining or evidence of water accumulation in the basement or elsewhere in the Apartment.

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LEAD BASED PAINT ADDENDA

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

Lead Warning Statement

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

Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check 1 or 2 below):

1 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

2 ___vé___ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Landlord (check 1 or 2 below):

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

Please note that if the records and reports listed above contain lengthy documents or construction documents, the Landlord may have excerpted from these documents. If so, all information regarding lead-based paint and lead-based paint hazards is included, along with sufficient background information so that the context of the excerpt is clear. For paint inspection and risk assessment reports, the Tenant will be provided with a summary prepared by a certified paint inspector or risk assessor of all paint inspection and risk assessment reports. Where information about specific units in inconsistent with the conclusions as a whole, this information will be included, along with the summary of general conclusions.

If the Landlord has provided the Tenant with excerpted or summarized documents, then the Tenant should be advised that the Tenant has the right to review the complete documents at _____ _____, Baltimore, Maryland _____ during normal business hours. The Tenant also has the right to receive copies of any documents not provided upon request and at no cost to the Tenant. The list of all complete records and reports available to the Tenant are as follows: _____

2 ___vé___ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgement (Initial)

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(c) _____, _____ Tenant has received copies of all information listed above.
(d) _____, _____ Tenant has received the pamphlet "Protect Your Family from Lead in Your Home".
(e) _____, _____ Tenant has received the pamphlet "Notice of Tenants' Rights" under Maryland's lead program.
(f) _____, _____ Tenant has received a copy of Maryland Department of the Environment lead paint risk reduction Inspection Certificate #_____.

Certificate of Accuracy

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

By: Vantria Conway
Name: Vantria Conway
Title: Property Manager
Date: 9/8/2026

4885-7113-2858, v. 5

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TENANT BILL OF RIGHTS ACKNOWLEDGMENT OF RECEIPT

Property Name: Teachers @ Biddle LLC,

Property Address: 600 E. Biddle St. Rm C

Resident Name(s): Godwin Frimpong

Unit Number: _____

Date Provided: 9/8/2026

Acknowledgment

I acknowledge that I have received a copy of the **Tenant Bill of Rights** from management.

I understand that this document provides information regarding my rights and responsibilities as a tenant under applicable federal, state, and/or local laws. My signature below confirms **receipt** of the Tenant Bill of Rights only. It does **not** indicate that I waive any legal rights or agree to any additional terms beyond those contained in my Lease Agreement.

If I have questions regarding the information provided, I understand that I may contact the management office or seek independent legal advice.

Resident Signature

Resident Name (Printed): Godwin Frimpong

Resident Signature: 

Date: 9/4/2026

Resident Name (Printed): _____

Resident Signature: _____

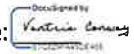
Date: ____

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Management Certification

I certify that the Tenant Bill of Rights was provided to the above-named resident(s).

Management Representative (Printed): Vantria Conway

Signature: 

Date: 9/8/2026

Office Use Only

☐ Delivered in Person

☐ Mailed

☐ Emailed

☒ Included with Lease/Renewal Packet

☐ Other: _____

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Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

1. RENTAL APPLICATIONS

Application fees:

- Landlords who rent five or more units can only keep a maximum of $25 for an application fee, unless their actual application related costs (such as credit checks) are more than $25.
- If a landlord charges more than $25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.
- The refund must be made within 15 days of one of the following:

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- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
  - Prepared by a consumer reporting agency within the 30 days before application is submitted,
  - Prepared by a consumer reporting agency, and
  - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
  - Any breed or weight restrictions.
  - Any limit on the number of pets allowed.
  - Any required fees, including:
    - Up front non-refundable pet fees,
    - Refundable pet deposits, and
    - Monthly pet fees.
  - Any vaccination requirements.
  - Any liability insurance requirements.
  - Any additional requirements

Assistance Animals:

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- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
    - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
    - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
    - Your disability is not obvious, and/or
    - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
    - A statement of the condition of the property
    - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
    - A receipt for your security deposit
    - A copy of the most recent version of the Maryland Tenants' Bill of Rights
    - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

A lease may not include:

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- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

An automatic renewal term in a lease must:

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
  - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
  - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
  - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
  - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
  - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
  - A copy of a final protective order or peace order issued by the courts, or
  - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
  - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.

- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
  - Your landlord may only increase your rent when your lease is renewed.
  - In most cases, they must tell you in writing 90 days in advance of any rent increase.
  - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
  - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.

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If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
    - You signed your lease before October 1, 2024 or
    - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
    - Unpaid rent
    - Property damage to the unit, common areas, major appliances, and furnishings
    - Damage due to lease violations

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.

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- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
  - Say that you plan to move,
  - Share your move-out date, and
  - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

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

6. CONDITION OF RENTAL UNITS

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

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Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.

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- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:

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- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the "right of redemption."
- Redemption may not be an option if:
    - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
    - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn't fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord's actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:

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- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally respond to tenant complaints promptly to avoid legal and financial consequences.

9. TENANT RIGHT OF FIRST REFUSAL

The "right of first refusal" (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)

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10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

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

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.

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It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

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

11. RESOURCES

Office of Tenant and Landlord Affairs
Maryland Department of Housing and Community Development

Website: Office of Tenant and Landlord Affairs (dhcd.maryland.gov/Tenant-Landlord-Affairs)
Phone: 855-511-3423
Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords

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- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)
Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

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

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers
Contact Information and Hours varies by location:
Website: District Court Help Centers (courts.state.md.us/helpcenter/inperson/dc)
If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland
Website: The People's Law Library of Maryland (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.