Residential Lease Agreement

1927 Hollins St, Baltimore, MD 21223

Landlord rents the single-family townhouse dwelling at the above address to the Tenants named below under the following terms.

1. Parties and Term

Landlord: M S Raunak
Telephone: 413-687-9338 Email: raunak@gmail.com
Mailing address for payments, notices and service of process:
_____

Tenants:

- **Anjel Lynna Cobbs,** anjelcobbs23@gmail.com, (201) 974-4016
- **Mbaku Mbachick Forti**, fortimbaku@gmail.com, (202) 352-3480
  Each Tenant is jointly and severally responsible for all obligations under this Lease, meaning each is responsible for the full amount owed, not merely a share.
- Other authorized occupants: The 4 kids of Mr. Mbaku Forti and Ms. Anjel Cobbs.

Lease Offer date: Oct 08, 2026 Initial term: **12 months**
Lease Beginning: Nov 01, 2026 **Lease Ending:** October 31, 2027

The Property is for residential use only, subject to lawful occupancy limits. Changes in occupants require notice to Landlord and any approval lawfully required; protected family changes and reasonable accommodations remain subject to applicable law.

2. Rent and payments

Rent is $1,700 per month, payable in advance on the first day of each month to M S Raunak. Water and sewer charges are included. Zelle is preferred for rent payments. Zelle destination is 413-687-9338. No payment-processing fee is imposed by this Lease. The additional $50 monthly pet fee described in Section 7 will be included in rent when applicable, for a total of $1,750 per month.

First month's rent: $1,700. **Security deposit: $1,700**. Total initial payment: $3,400. If possession begins mid-month, rent is prorated by the actual days in that month.

Late Fee: If rent remains unpaid after the 10th day of the month, one late charge applies for that rental month: the lesser of $50 or 5% of the unpaid rent. No recurring or compounded late fee applies. Payments are credited to unpaid rent before other charges. Receipts will be provided for cash payments and when otherwise required by law or requested. Repair bills and other non-rent charges are not made rent by this Lease. Lawful rent escrow, abatement and other tenant remedies are preserved.

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3. Utilities and equipment included

Landlord pays water and sewer bills and provides ordinary municipal trash collection without a separate tenant charge. Tenants pay gas and electricity, including energy used for heating, cooking and hot water, and optional internet, telephone and cable services. Tenants shall place gas and electric accounts from BGE in their names by possession and keep service active during occupancy. Landlord maintains the heating and hot-water equipment.

Included equipment:

1. Refrigerator
2. Stove/range
3. Microwave
4. Dishwasher
5. Garbage disposal
6. Clothes washer and Dryer
7. Existing ceiling fans and required safety alarms.
   Any agreed inventory changes: _____.

4. Security Deposit

The security deposit is $1,700, equal to one month's rent for the dwelling. It is security for lawful unpaid obligations and damage beyond ordinary wear and tear; it is not the last month's rent. No separate pet deposit is required by this Lease.

Landlord shall deposit the funds in a qualifying, federally insured Maryland account devoted exclusively to security deposits and bearing interest, or another investment permitted by Maryland Real Property § 8-203. Landlord shall process the security deposit according to Maryland Law.

Within 45 days after the tenancy ends, Landlord shall return the unused deposit and required interest and provide the legally required itemized statement and supporting documentation for deductions. No deduction may be made for ordinary wear and tears. Any statutory procedures for abandonment, eviction, estimated repairs or transfers of ownership remain applicable; this Lease does not expand the grounds or deadlines for withholding.

Deposit receipt: (will be completed once received)
Amount received: **$1,700.00** Date received: 10/15/2026
Payment method/reference: Zelle payment confirmation # 99czt6g9l
Received from: Anjel Lynna Cobbs and Mbaku Mbachick Forti

Landlord signature acknowledging receipt: _____

Required notice of security deposit rights

1. Tenants may have Landlord inspect the dwelling in their presence and prepare a written list of existing damage by requesting this within 15 days after occupancy.

2. Tenants may be present at the move-out damage inspection by notifying Landlord at least 15 days before the intended move, stating the intent to move, move-out date and new address.

3. Landlord must conduct that inspection within five days before or five days after the stated move-out date and notify Tenants in writing of the inspection date.

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4. Tenants are entitled to receive, by first-class mail at their last known address, or through email a written list of charges claimed against the deposit and actual costs within 45 days after the tenancy ends, together with supporting records as required by law.

5. Landlord shall return the unused deposit and legally required interest to Tenants within 45 days after the tenancy ends, subject to the statutory procedures applicable to eviction or abandonment.

5. Condition maintenance and repairs

Landlord shall deliver the Property in a condition permitting habitation with reasonable safety and maintain it as required by Maryland and Baltimore City law. Landlord is responsible for structural components, roof, exterior walls, plumbing, electrical, heating and cooling systems, supplied appliances and legally required safety equipment. Landlord shall maintain required rental registration, licensing and lead compliance. Tenants retain quiet enjoyment and all nonwaivable habitability rights.

Tenants shall keep the dwelling and areas under their exclusive control clean and sanitary; dispose of trash in covered containers; maintain ordinary yard cleanliness; and remove snow and ice from adjoining sidewalks as required by City rules.

Baltimore city provides trash and recycles receptacles. If not present, tenants should call 311 to ask for trash or recycle receptacles to be delivered. Tenants shall use equipment properly, replace ordinary light bulbs and accessible HVAC filters as instructed, and promptly report leaks, mold, pests, unsafe conditions and needed repairs. Tenants are responsible for reasonable, documented costs of damage caused by their or their occupants' or guests' negligence or intentional acts, beyond ordinary wear and tear.

Landlord shall address repairs with reasonable time and comply with applicable deadlines. Tenants shall not make alterations, change locks or replace fixtures without written approval, except where a law gives Tenants that right. Landlord provides two sets of keys; Tenants return all keys at move-out.

6. Rodent prevention and treatment

Landlord represents that, before possession is delivered, Landlord has made all reasonable efforts to prevent rodents from entering the Property, including inspection and sealing of identified entry points with appropriate materials. This statement is not a guarantee that rodents can never enter. Landlord remains responsible for maintaining the building in a rodent-proof condition and correcting structural defects and entry points as required by law.

Tenants shall keep the Property clean and free of food scraps, accumulated refuse and conditions that attract mice, rats or other rodents. Food must be stored in closed containers. Tenants shall not leave food, pet food, birdseed or food waste outdoors or leave exposed food unattended indoors. Trash must be bagged and kept in tightly covered receptacles. Tenants shall promptly report rodent sightings, droppings or suspected entry points and cooperate with safe treatment instructions and lawful access.

If rodents appear during the tenancy, Landlord will arrange and pay for the first professional rodent treatment. After that first treatment, Tenants shall pay reasonable, documented costs of subsequent routine rodent treatments for this townhouse dwelling, to the extent permitted by law.

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7. Conduct, pets, and safety

No smoking is permitted indoors. Tenants shall not create a nuisance, engage in unlawful activity on the Property, obstruct exits or misuse utilities. No assignment, subletting or short-term rental is allowed without Landlord's written consent.

Pet policy: Only cats and a maximum of one dog may be allowed as pets. Any dog must be mutually agreed upon by Landlord and Tenants before being brought onto the Property, be at least two years old, and weigh no more than 25 pounds when fully grown. No other pets are permitted. If Tenants adopt and keep a permitted pet at the Property, **a $50 monthly pet fee** for the household shall be included in the rent, increasing total monthly rent from $1,700 to $1,750 while a permitted pet resides at the Property. This fee is not charged separately for each pet. The adjustment begins when the pet first resides at the Property. Assistance animals and reasonable accommodations are governed by applicable law; these pet restrictions and the pet fee do not apply where an accommodation or fee waiver is legally required.

Fire and CO Safety: Landlord shall provide and maintain legally required smoke and carbon monoxide alarms and required testing instructions. Tenants shall test alarms as instructed, promptly report malfunctions, and never disable or tamper with alarms. Tenants' reporting duties do not release Landlord from legal responsibilities. Tenants are strongly recommended to maintain renters' insurance for personal property and personal liability; no particular insurer is required and no additional insured status for Landlord is required. Insurance does not waive either party's liability for its own negligence.

8. Entry and communications

Except for a legally permitted emergency, Landlord shall give at least 24 hours' notice stating the date, approximate time and specific purpose of entry. Entry is limited to lawful purposes, including inspection, repairs, maintenance and showings, and to 7 a.m.–7 p.m., Monday through Saturday, unless Tenants agree to another time. Any agreement to shorter notice must be communicated through mail, email, or text message. Entry notices may be affixed to the door, delivered by first-class mail with certificate of mailing so notice is received in time, or delivered electronically through email or text messages. Applicable access duties after a reported code violation remain in effect.

Routine communications may use the contacts below. Formal notices must use the methods and timing required by law; this Lease does not require electronic receipt of rent-increase, eviction or other statutory notices. Electronic notice consent, if desired, must be given separately. Notices to Landlord may be delivered to the mailing address on page 1. Notices to Tenants may be sent to the leased address or their last known address as required by law.

Mbaku Forti email and phone: fortimbaku@gmail.com and **202-352-3480**
Anjel Cobbs email and phone: anjulcobbs23@gmail.com and **301-974-4016**

9. Renewal and ending the tenancy

After the initial term, this Lease continues month to month on the same terms unless lawfully terminated or replaced by a signed agreement. Tenants may end the tenancy at the end of the initial term or a later rental month with at least 30 days' written notice. Landlord shall give at least 60 days' written notice to end the initial term or a month-to-month tenancy, or any longer notice and grounds required by applicable law. These notices do not create a right to end the fixed term early without legal grounds.

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Rent will not increase during the initial term except for the conditional $50 monthly pet fee expressly agreed to in Sections 2 and 7. For clarity, Landlord agrees to provide advance notice of any rent increase other than the conditional pet fee agreed to above. Renewal, termination and rent changes must comply with then-applicable Maryland and Baltimore City law.

Acknowledgment of month-to-month continuation after initial lease term:

Anjel Cobbs initials: _____ Mbaku Forti initials: _____

10. Early termination and lawful remedies

Military-service rights, protections for victims of abuse and all other statutory termination rights are preserved. Otherwise, early departure does not automatically release Tenants; Landlord must take reasonable steps to mitigate losses and credit replacement rent. No automatic two-month penalty applies. Eviction requires applicable notices, court proceedings and authorized execution; no self-help lockout or utility shutoff is allowed. Court costs and attorney's fees are recoverable only as authorized by law and awarded by a court, without shifting prohibited filing surcharges.

11. Damage and surrender

If casualty, condemnation or a serious defect makes the dwelling uninhabitable, the parties' repair, rent-abatement, termination and relocation rights are governed by applicable law. No provision requires payment of rent that the law excuses. At the lawful end of occupancy, Tenants shall remove personal belongings and trash, leave the dwelling broom-clean, return keys and provide a forwarding address. Ordinary wear and tear is excepted. Landlord must follow lawful procedures for any property left behind.

12. Required disclosures and attachments

Landlord shall provide the applicable disclosures and attachments below before signing or possession as required by law. Initial only for documents actually provided. The current Maryland Tenants' Bill of Rights is an attachment to, and part of, this Lease; the official text must not be altered.

Attachment	Anjel initials	Mbaku initials
Maryland Tenants' Bill of Rights	ALC	MM7
Lead inspection and applicable Lead-free certificate	ALC	MM7

Landlord shall determine applicable lead requirements and provide legally required lead-free certification.

Lead certificate status: **Lead Free Certified**, Last Lead Inspection Done: 2**026-09-08**
Baltimore property registration number: **R149761**

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13. Entire agreement and signatures

This Lease and its completed, signed attachments are the entire agreement. Changes must be in writing and signed by Landlord and both Tenants. Maryland law and applicable Baltimore City law govern. No clause waives statutory rights, jury trial, lawful defenses, protection from retaliation, rights concerning emergency services or any applicable right of first refusal. An unenforceable clause does not invalidate the remainder. Each party receives a complete signed copy and all required attachments.

By signing, the parties agree to the completed Lease. The deposit receipt on page 2 is a receipt only when completed and signed after payment is received.

Landlord signature: M S Raunak Date: 10/08/2026
Landlord name: M S Raunak

Tenant signature: Anjel Lynna Cobbs Date: 10/08/2026
Tenant Name: Anjel Lynna Cobbs

Tenant signature: Mbaku Machick Forti Date: 10/08/2026
Tenant Name: Mbaku Mbachick Forti

Document ID: c01bb8b9-4af3-4a5b-9f19-9d677ca1f7b7

Signwell

Completed Document Audit Report

Completed with SignWell.com

Title: 1927_Hollins_Lease_Cobbs_Forti

Document ID: c01bb8b9-4af3-4a5b-9f19-9d677ca1f7b7

Time Zone: (GMT+00:00) Coordinated Universal Time

Files

1927_Hollins_Lease_Cobbs_Forti.docx - 6 pages	Oct 08, 2026 21:58:40 UTC

Activity

M S Raunak IP: 2610:20:6fcf:b::402:40	created the document (raunak@gmail.com)	Oct 08, 2026 22:00:20 UTC
M S Raunak	sent the document to raunak@gmail.com, anjelcobbs23@gmail.com, and fortimbaku@gmail.com	Oct 08, 2026 22:10:44 UTC
M S Raunak IP: 2610:20:6fcf:b::19d:2bc	first viewed document (raunak@gmail.com)	Oct 08, 2026 22:10:57 UTC
Anjel Lynna Cobbs IP: 2a04:4e41:5c00:ab4a::dcfd:9b4a	first viewed document (anjelcobbs23@gmail.com)	Oct 08, 2026 22:15:14 UTC
Anjel Lynna Cobbs IP: 2a04:4e41:5c00:ab4a::dcfd:9b4a	signed the document (anjelcobbs23@gmail.com)	Oct 08, 2026 22:21:10 UTC
Mbaku Machick Forti IP: 2a09:bac2:67e9:3d7::62:e8	first viewed document (fortimbaku@gmail.com)	Oct 08, 2026 22:21:47 UTC
Mbaku Machick Forti IP: 2a04:4e41:5c00:ab4a::dcfd:9b4a	signed the document (fortimbaku@gmail.com)	Oct 08, 2026 22:22:13 UTC

✔	**M S Raunak** IP: 2610:20:6fcf:b::160:10c	signed the document (raunak@gmail.com)	Oct 15, 2026 13:34:29 UTC