Residential Lease Agreement

1.1 LEASE AGREEMENT

Effective Date: (September 01, 2026)

This Residential Lease Agreement ("Lease") is entered into on the above date ("Effective Date") by and between 1129 Washington Blvd LLC, (referred to herein as "Landlord" or "Lessor"), and Keisha Drumwright (individually or collectively, as applicable, referred to herein as "Tenant" or "Lessee").

This Lease is a legally binding agreement. If you do not understand any portion of this Lease, you are advised to consult with an attorney or a qualified professional before signing.

All individuals who will occupy the Premises and are age eighteen (18) or older must be named as a Tenant and shall sign this Lease. Each Tenant is jointly and severally liable for the full performance of all obligations under this Lease, including but not limited to the payment of rent, compliance with all terms of occupancy, and any damages to the Premises.

If any individual residing at the Premises reaches the age of eighteen (18) during the term of this Lease, that individual must be added as a Tenant by written amendment or renewal of this Lease and must sign the applicable Lease document within thirty (30) days of attaining the age of majority.

The Premises shall be used solely for residential purposes. No person may occupy the Premises unless they are listed as a Tenant or have been granted written permission by the Landlord. "Occupy" shall mean to visit or reside at the Premises for more than fourteen (14) days in any twelve (12) month period, whether consecutive or non-consecutive. Any such occupancy without prior written consent may constitute a material breach of this Lease.

The following minors will reside at the Premises under the care and supervision of the Tenant(s). Any individual listed below who turns eighteen (18) during the Lease term will be required to sign the Lease renewal and assume legal and financial responsibility consistent with Tenant obligations:

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By initialing below, you acknowledge and agree to the terms in Section 1.

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2. Lease Information

2.1 TERM

Tenant agrees to lease the residential premises described in this Lease (the "Property") from the Landlord for an initial fixed term (the "Initial Term") beginning on (September 01, 2026) (the "Commencement Date") and ending on (August 31, 2028) (the "Expiration Date"), unless earlier terminated pursuant to this Lease or as permitted by applicable law.

Unless a new written lease is signed by both parties on or before the Expiration Date, this Lease shall automatically convert to a month-to-month tenancy under the same terms and conditions as set forth herein, except as otherwise modified by operation of law. Either party may terminate the month-to-month tenancy by providing at least **90** days' written notice prior to the intended termination date, in accordance with Maryland Code, Real Property § 8-402. MB KD

Any renewal or extension beyond the Initial Term must be in writing and signed by both parties. No oral modifications, representations, or statements not expressly contained in this Lease shall be valid or enforceable.

The parties agree that the enforceability of this Lease shall not be affected by the inaccuracy, omission, or subsequent invalidity of any statement, condition, or representation contained herein. Any such error or change shall not render this Lease void, nor shall it be deemed to modify or amend the obligations of either party, unless set forth in a written addendum signed by both Landlord and Tenant.

Tenant acknowledges that they are not relying upon any promise, statement, or assurance that is not specifically set forth in this Lease. Any matters discussed or agreed to outside of this Lease shall have no legal effect unless reduced to writing and executed by both parties.

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2.2 **RENT**

Tenant shall pay to Landlord a monthly rent in the amount of $($1710.00) ("Monthly Rent"), due in advance on or before the first (1st) day of each calendar month during the Initial Term and any Renewal Term, without notice, demand, deduction, or setoff. The first payment of Monthly Rent shall be due upon execution of this Lease and shall cover the prorated portion of the calendar month in which the Lease Commences, unless otherwise agreed in writing.

In addition to the Monthly Rent, Tenant shall be responsible for timely payment of all separately billed utility charges associated with the Property, including but not limited to water, gas, electric, internet, and trash removal services ("Utilities"). Utilities are not considered part of Rent and shall be paid as a separate financial obligation. The Tenant's failure to pay Utility charges when due shall constitute a material breach of this Lease, but such charges shall not be included in the Rent amount for purposes of summary ejectment proceedings under Maryland law unless the Lease expressly provides otherwise and is compliant with Md. Code, Real Property § 8-401.

Payment Allocation. Unless otherwise required by law, any payment made by Tenant shall be applied in the following order of priority:

1. **First, to any outstanding Utility charges, Late Fees or other non-rent obligations;**
2. **Second, to any court-awarded costs, fees, or judgments owed by Tenant;**
3. **Third, to Monthly Rent arrears, applied first to the most recent month due and then retroactively to earlier unpaid months.**

Rent is due on the 1st of each month. If payment is not received by the 5th of each month a 5% late fee that will be assessed.

Landlord's acceptance of any partial payment shall not constitute a waiver of any default, nor shall it prevent Landlord from pursuing any legal remedies available under this Lease or Maryland law.

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2.3 **RENTAL PROPERTY**

The Landlord agrees to rent to Tenant the property described as:

1129 Washington Boulevard, Baltimore, MD 21230

(the "Property"). Tenant hereby acknowledges that the Property is in a habitable, reasonable and safe condition. Tenant agrees to give immediate notice of any defects at the premises which constitute a serious threat to life, health, or safety.

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2.4 RENEWAL OF LEASE

AUTOMATIC RENEWAL PROVISION (Please read carefully before initialing).

THIS LEASE SHALL AUTOMATICALLY RENEW ON A MONTH TO MONTH BASIS UNLESS EITHER PARTY GIVES AT LEAST NINETY (90) DAYS' WRITTEN NOTICE OF THAT PARTY'S INTENT NOT TO RENEW THE LEASE AT THE END OF THE EXISTING TERM. MB KD

The tenancy created under this Lease shall continue from month to month after the expiration of the then-existing term, subject to the same covenants, agreements, rules, and regulations as are outlined in this Lease, until either party sends written notice (in accordance with Section 2.17 of this Lease) at least ninety (90) days before the expiration date of the then existing term, of its intent not to renew the Lease. If Landlord sends written notice (in accordance with Section 2.17 of this Lease) of its intent to renew this Lease at the expiration of the then existing term, and the notice includes an offer of new lease terms pursuant to the terms and conditions contained in that notice, Tenant shall be deemed to have consented to new lease terms and conditions specified in Landlord's notice, and this Lease will be deemed to have been renewed for the following year unless at least ninety (90) days before the expiration date of the then existing term Tenant sends written notice (in accordance with Section 2.17 of this Lease) of its express intent not to renew the Lease on the terms and conditions contained in Landlord's notice.

At Landlord's sole discretion, Landlord may offer Tenant a renewal of this Lease for an additional fixed term. Such offer shall be in writing and delivered to Tenant at least ninety (90) days prior to the expiration of the existing Lease Term. The written offer may include revised lease terms, including but not limited to new rent amounts, late fee policies, or other modified lease conditions.

If Tenant does not provide Landlord with written notice of Tenant's express intention to reject the proposed renewal and vacate the Property at least ninety (90) days prior to the lease expiration date, Tenant shall be deemed to have accepted the renewal and the modified terms, and the Lease shall be renewed for the fixed term offered in the renewal notice.

Nothing in this Lease shall obligate Landlord to offer a renewal of the Lease for any additional term. Landlord may, in its sole discretion, elect not to renew the Lease or may decline to continue the tenancy on a month-to-month basis. If Landlord chooses not to renew or extend the Lease, and timely notice is provided in accordance with this section, Tenant agrees to vacate and surrender the Property on or before the lease expiration date.

Failure to respond to a renewal proposal shall constitute constructive acceptance of the terms offered. Tenant will thereafter be bound by the terms of the renewed Lease to the same extent as if the Lease had been signed in writing by both parties.

If Tenant Fails to timely reject the renewal proposal, you will be deemed to have accepted such proposal, and the lease will automatically renew on the terms in the proposal.

Tenant understands and agrees that failure to object to or reject renewal terms in writing does not waive Tenant's obligations. If Tenant remains in possession of the Property after receipt of a renewal offer without timely objection or written rejection, this Lease shall be deemed renewed on the terms proposed by Landlord.

If any provision of this Section is found unenforceable or invalid under applicable law, the remainder shall remain in full force and effect, and the Lease shall be construed to give maximum lawful effect to the intent of the parties as set forth herein.

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2.5 SECURITY DEPOSIT

1. **Acknowledgment and Purpose**

Tenant hereby deposits with Landlord the sum of $1710.00 (the "Security Deposit"), which shall be held strictly in accordance with Maryland Code, Real Property Article ¬ß 8-203. The Security Deposit is not to exceed one (1) month's rent and is accepted by the Landlord solely to secure the full and faithful performance of Tenant's obligations under this Lease. This Lease, when signed by both parties, shall serve as formal written acknowledgment of receipt of the Security Deposit in compliance with ¬ß 8-203(c). Property Management Company does not hold security deposits. The Security Deposit is forwarded to the property owner. Request for return of security deposit is to be requested from the property owner and not the manangement company.

2. **Escrow and Interest Requirements**

Pursuant to ¬ß 8-203(d), Landlord shall hold the Security Deposit in a segregated, interest-bearing escrow account at a federally insured financial institution located in Maryland. The funds shall not be commingled with operating accounts or used for any purpose other than those authorized by law. If the tenancy exceeds six (6) months, the deposit shall accrue simple interest at the statutory rate (currently 1.5% per annum or as subsequently adjusted by the State Treasurer), and any interest due shall be returned to the Tenant as required by ¬ß 8-203(e)(4). Property Management Company does not hold security deposits. The Security Deposit is forwarded to the property owner. Request for return of security deposit is to be requested from the property owner and not the management company. .

3. **Permissible Uses of the Deposit**

At the conclusion of the tenancy, the Landlord may deduct from the Security Deposit, in whole or in part, only those amounts which are reasonably necessary to:

Satisfy any unpaid rent or other charges lawfully due under the Lease;

Repair damage caused by Tenant, Tenant's household members, guests, or invitees, beyond ordinary wear and tear;

Offset any financial loss resulting from Tenant's early termination, breach, or abandonment of the Lease (reduced by rents collected from any re-letting efforts);

Reimburse costs awarded by a court, or other charges permitted by the Lease or statute.

The Security Deposit shall not serve as liquidated damages. No automatic forfeiture shall occur unless supported by factual findings of damages or unpaid sums.

4. **Move-In Inspection Rights**

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Tenant may request a written inspection of the Property in their presence within fifteen (15) days of initial occupancy. This request must be made by certified mail to the Landlord. Upon timely request, Landlord shall schedule an inspection and prepare a written list of preexisting damages, which shall be signed by both parties. This record shall serve to limit Tenant's liability to post-occupancy damage only.

5. **Move-Out Inspection Procedure**

If Tenant desires to be present for the post-tenancy inspection, they must notify Landlord by certified mail at least fifteen (15) days prior to the intended date of vacating. The notice shall include:

The intended date of surrender of possession;

Tenant's forwarding mailing address;

An optional but encouraged email address for expedited correspondence.

Landlord shall notify Tenant, in writing and by certified mail (with optional email confirmation), of the date and time for the inspection, which shall occur within five (5) calendar days before or after the Tenant's departure.

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6. **Return of Deposit and Required Accounting**

Within forty-five (45) days after the later of the end of the tenancy or the return of possession of the Property, Landlord shall:

Deliver to Tenant's last known address a written itemization of all deductions from the Security Deposit, with supporting documentation of the actual costs incurred;

Return the balance of the deposit, if any, by first-class mail. MB KD

Notice and payment mailed to the last known address shall be deemed sufficient under law. It is the Tenant's obligation to ensure the Landlord has a valid, current mailing address. Email may be used as a courtesy but does not supplant statutory notice requirements.

Property Management Company does not hold security deposits. The Security Deposit is forwarded to the property owner. Request for return of security deposit is to be requested from the property owner and not the management company.

If the Tenant fails to provide a forwarding address, the Landlord may rely on the Property's address as the last known address.

7. **Eviction, Abandonment, or Breach - Special Rules**

In any instance where the Tenant is:

Lawfully evicted by court order;

Has vacated or abandoned the Property without proper notice or consent;

Has materially breached the Lease resulting in early termination without mutual agreement;

Then the protections and timelines set forth in ¬ß¬ß 4-6 above shall not automatically apply. In such cases, Tenant must make a written demand for return of the Security Deposit, which:

Must be made within forty-five (45) days of the eviction, ejection, or abandonment;

Must include Tenant's new mailing address.

Failure to comply constitutes a waiver of any claim to the deposit. Landlord shall have no further obligation to refund or account for the deposit if such a demand is not timely received.

8. **Ongoing Tenant Liability Beyond Lease Termination**

Tenant expressly acknowledges that liability under this Lease may continue after the date of vacatur. If property damage caused by Tenant or those under Tenant's control is substantial or of such a nature that repairs cannot reasonably be completed within forty-five (45) days, Landlord may pursue Tenant for actual out-of-pocket expenses beyond the Security Deposit. This right survives the return or retention of the deposit and includes court action if necessary.

9. **Sale or Transfer of Property or Lease**

In the event the Property is sold or the Lease is otherwise assigned or transferred:

The Landlord shall transfer the Security Deposit, with interest accrued, to the successor landlord or assignee;

The Landlord shall provide written notice to the Tenant stating the name and address of the successor;

Upon such transfer and notice, the original Landlord shall be fully and permanently released from all future liability for the return of the Security Deposit;

Tenant shall thereafter seek refund only from the successor landlord.

These provisions shall apply to any transfer, whether by private sale, foreclosure, merger, or assignment.

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10. **Assignment or Sublease by Tenant**

Should Tenant lawfully assign this Lease or sublease the Property, Landlord shall thereafter treat the Security Deposit as held on behalf of the assignee or sublessee. Landlord shall have no further liability to the original Tenant regarding the return of the deposit. All conditions and refund rights shall accrue to the assignee or sublessee subject to compliance with this Lease.

11. **Multiple Tenants - Deposit Refund Procedures**

Where more than one individual is party to the Lease as Tenant:

The Security Deposit shall be retained until all original named Tenants have vacated and all obligations under the Lease have been fulfilled;

Any refund shall be issued in a single check jointly payable to all original Tenants, unless otherwise agreed to in a signed writing by all parties;

It is the duty of the Tenants to furnish the Landlord with updated, accurate forwarding addresses for all co-Tenants;

Landlord shall not mediate or be held responsible for disputes among co-Tenants regarding division of the refunded deposit.

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2.6 **PAYMENT OF RENT**

Tenant shall pay the full Monthly Rent in lawful United States currency, without deduction, offset, or demand, on or before the first (1st) day of each calendar month. If the first (1st) day of the month falls on a weekend or legal holiday, Rent shall remain due on that date unless the Landlord expressly agrees in writing to extend the deadline. Payment shall be made to the Landlord at the location identified in this Lease, or to such other place or in such other manner as the Landlord may designate in writing, including electronic or certified methods.

Rent is late if not paid by 11:59pm on the 10th of each month. MB KD

All Rent shall be deemed late if not received by the Landlord by 11:59 p.m. on the tenth (10th) day of the calendar month in which it is due. The imposition of any grace period, whether by statute or courtesy, shall not be construed as a waiver of this Lease's express terms. Tenant acknowledges and agrees that prompt payment of Rent is a material condition of this Lease, and time is of the essence with respect to all payment obligations.

In the event of late payment, Tenant shall pay, as Additional Rent, a late fee equal to five percent (5%) of the Monthly Rent then due. The late fee shall be automatically incurred and payable without demand or notice. The parties agree that this fee represents a reasonable estimate of the administrative burden and financial loss incurred by the Landlord due to late payment, and is not a penalty. The Landlord's acceptance of late payment with or without the late fee shall not constitute a waiver of future enforcement of this provision.

If the Tenant's account is more than one (1) full rental period in arrears, any payments received shall be applied by the Landlord in strict accordance with Maryland Real Property § 8-208(d)(3). Specifically, the Landlord must first apply such funds to any unpaid utility charges paid or advanced by the Landlord under the terms of this Lease. Thereafter, the Landlord must apply the remaining funds to the rent due for the oldest outstanding month, and continue applying payments chronologically until the most recent month. This statutory rule applies regardless of the Tenant's designation or instruction as to how a payment should be applied and may not be waived or altered by agreement.

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If the Landlord, managing agent, or legal representative incurs any costs as a result of Tenant's non-payment of Rent or other Lease violations—including but not limited to reasonable attorneys' fees, court filing fees, process service fees, postage or delivery costs, administrative charges, legal support services, or other out-of-pocket enforcement costs—such expenses shall be treated as Additional Rent under this Lease and shall be payable by the Tenant on demand. The obligation to reimburse such fees applies regardless of whether litigation is formally initiated and includes fees incurred in pre-filing demands, preparation of legal notices, or the preparation of pleadings that are ultimately not filed. In any case where litigation is filed and dismissed voluntarily or resolved without trial, Tenant shall remain liable for such legal fees unless a final judgment is rendered in the Tenant's favor.

For purposes of clarity and recordkeeping, Landlord shall maintain detailed rent ledgers and payment histories for each Tenant. Tenant shall have the right, upon written request, to review a copy of their ledger once per calendar year. Any dispute regarding the accuracy of the ledger must be raised in writing within thirty (30) days of the Tenant's receipt of the ledger. Failure to raise a timely written objection shall be deemed a waiver of the right to contest the amounts stated therein for all prior periods. The Landlord shall not be obligated to accept cash or personal checks if the Tenant has previously defaulted on payment or had payments dishonored.

If any payment by check, ACH, or other method is dishonored, returned, or otherwise rejected for insufficient funds or any reason not caused by the Landlord, Tenant shall pay, as Additional Rent, a returned payment fee of Thirty Dollars ($30.00) or the maximum amount permitted by law, whichever is greater. This fee shall be due immediately upon notification and shall not be waived. If two or more payments from Tenant are returned within any eighteen (18)-month period, the Landlord may thereafter require that all future payments be made only by certified funds (such as a cashier's check, money order, or verified electronic transfer). Failure to comply with this certified payment requirement shall constitute a material breach of the Lease, subject to immediate enforcement action.

Tenant expressly waives any right to withhold, offset, abate, or reduce the Rent or Additional Rent except where expressly authorized by Maryland law, such as in cases of judicial rent escrow under Real Property § 8-211 or court-ordered abatements. Unilateral withholding of rent without legal justification shall constitute a default under this Lease. Any acceptance by the Landlord of partial rent payments shall not preclude or limit the Landlord's right to recover possession or seek the full amount owed. The Landlord may initiate eviction proceedings or pursue other legal remedies regardless of any partial payment or ongoing negotiation.

If Rent or any other sums remain unpaid for five (5) days beyond the due date, the Landlord may issue a notice of default or demand for payment in accordance with Maryland Real Property law and any applicable county or municipal code. Such notice shall not be required where otherwise waived or unnecessary under the terms of this Lease or applicable law. In any action for possession or damages, the Landlord shall be entitled to recover all reasonable costs of enforcement, including attorney's fees, court costs, process service fees, and any filing or administrative charges, regardless of whether judgment is entered, a case is dismissed voluntarily, or the matter is resolved by stipulation.

To preserve evidence of payment and minimize disputes, the Tenant is encouraged to retain all receipts, confirmations, or proof of rent remitted, particularly in cases where payment is made by money order, third-party app, or other non-traceable method. In the event of any dispute over whether payment was made, the burden shall be on the Tenant to provide satisfactory documentation establishing timely payment.

Nothing in this Lease shall be interpreted as waiving or diminishing the Landlord's rights under federal, state, or local law. To the extent any provision of this clause is deemed invalid or unenforceable by a court of competent jurisdiction, such provision shall be modified to the minimum extent necessary to remain enforceable, and all other terms shall remain in full force and effect.

The failure of the Landlord to enforce any term of this provision on one or more occasions shall not be deemed a waiver of the right to enforce such term or any other term at any time thereafter. No custom, course of dealing, or delay shall constitute a modification or waiver of this Lease, unless expressly set forth in a signed writing by the Landlord.

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2.7 LEGAL OBLIGATIONS

Tenant acknowledges and affirms that timely payment of Monthly Rent is a legal and contractual obligation under this Lease. Tenant shall remain fully liable for the full amount of Monthly Rent and any Additional Rent due, regardless of any other financial obligations, personal debts, or external circumstances affecting Tenant's ability to pay. The obligation to pay Rent shall not be subject to suspension, offset, or delay, except as may be expressly provided by applicable law or written agreement with Landlord.

Termination of this Lease—whether by expiration, surrender, mutual agreement, or Landlord's lawful recovery of possession—shall not relieve Tenant of liability for any unpaid Monthly Rent, Additional Rent, or other charges incurred prior to the date of termination. Nor shall such termination affect Tenant's continuing liability for damages or sums that may accrue thereafter under applicable law or under the survival provisions of this Lease. These include, without limitation, costs for repairs, reasonable attorney's fees, reletting expenses, and any amounts recoverable under Maryland Real Property law or Maryland contract law.

Tenant further acknowledges that a material breach of this Lease, including failure to pay any amounts due, may result in legal action by Landlord. In the event of a monetary default, Landlord may pursue all lawful remedies, including but not limited to the entry of a monetary judgment against Tenant. If such a judgment is entered, Landlord may enforce it by initiating collection proceedings, garnishment of wages, attachment of bank accounts, or the filing of liens against Tenant's present and future assets to the extent permitted by law.

The obligations set forth in this provision shall survive the termination of the Lease and shall remain enforceable until all sums due to Landlord are fully paid. No delay or omission by Landlord in exercising any right or remedy shall be construed as a waiver of such right or remedy. Landlord's rights under this paragraph are cumulative and shall not limit or exclude any other legal or equitable remedies available for the collection of unpaid Rent or enforcement of Lease obligations.

2.8 RELETTING

If the Property becomes vacant as a result of (i) the Landlord's lawful exercise of its remedies upon Tenant's default, including recovery of possession through legal process, or (ii) the Tenant's voluntary abandonment, surrender, or unauthorized early termination of the Lease, then Landlord shall have the right to enter and take possession of the Property without further notice and, at its sole discretion, to relet the Property to one or more replacement tenants. Such reletting may be for the remaining term of this Lease or any portion thereof, and on such terms and conditions as Landlord reasonably deems appropriate, which may include concessions, rent reductions, or alterations necessary to prepare the premises for occupancy.

Tenant shall remain liable for the payment of all Monthly Rent, Additional Rent, and other sums due under this Lease through the expiration of the Lease term, unless and until the Property is relet. Landlord shall use reasonable efforts to mitigate damages by attempting in good faith to relet the Property; however, Tenant acknowledges that the burden of proof regarding mitigation shall be governed by applicable Maryland law.

Tenant shall be responsible for reimbursing Landlord, upon demand, for all reasonable and necessary costs incurred in connection with such reletting. These may include, without limitation, broker commissions, marketing and advertising expenses, tenant improvement allowances or alterations, cleaning or repair costs necessary to make the Property rentable, and any legal or administrative fees directly related to the re-rental process. These costs shall be deemed Additional Rent and shall be collectible as such.

To the extent the rent received from any replacement tenant is less than the Monthly Rent required under this Lease, Tenant shall be liable for and shall pay to Landlord, on a monthly basis and in advance, the deficiency between the Rent due under this Lease and the rent actually received from the replacement tenant. Any such deficiency shall accrue each month until the earlier of (i) the expiration of the original Lease term, or (ii) the commencement date of a replacement lease that yields rental income equal to or greater than the Rent required hereunder.

Tenant further agrees that its liability under this section shall be in addition to, and not in lieu of, any other damages recoverable by Landlord under applicable law or this Lease, including without limitation costs of repair beyond ordinary wear and tear, unpaid Rent accrued prior to recovery of possession, legal fees, and enforcement costs. The obligations of Tenant under this paragraph shall survive the early termination of this Lease and shall remain enforceable until all damages due to Landlord are satisfied in full.

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2.9 NO ASSIGNMENT OR SUBLEASE

Tenant agrees that this Lease shall not be assigned in whole or in part, nor shall any portion of the Property be sublet without the prior written consent of the Landlord. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept Rent directly from any assignee or subtenant, but the acceptance of Rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder.

Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

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2.10 INDEMNIFICATION

Tenant shall indemnify and hold Landlord, Landlord's members, managers, agents, and representatives harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Initial Term or any Renewal Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant. Tenant also releases Landlord from liability for Tenant's failure to fulfill any condition of this Lease, from Tenant's failure to comply with any requirements imposed by any governmental authority, or from any judgment, lien, or any encumbrance filed against the Property as a result of Tenant's action.

2.11 USE AND OCCUPANCY

Tenant agrees to use and maintain the Property in a reasonable, responsible, and careful manner, and shall not use or permit the use of any portion of the Property for any purpose other than as a private, single-family residence. Tenant acknowledges that this is a residential property and agrees not to use or allow the Property to be used for any commercial, business, or unlawful purposes unless specifically authorized in writing by the Landlord. Tenant shall ensure that all other occupants, invitees, licensees, or guests on the Property, whether known or unknown to the Tenant, shall conduct themselves in a manner that does not disturb the peaceful enjoyment of neighboring tenants or occupants.

Conduct on the Property

Tenant further covenants and agrees that the Property shall not be used for any improper, illegal, immoral, or dangerous purposes. Tenant specifically agrees that no unlawful activities, including but not limited to the use, manufacturing, sale, distribution, or storage of illegal drugs or controlled substances, will take place within, on, or from the Property. Tenant shall take reasonable precautions to prevent any activity on the Property that could endanger the health or safety of others or damage the Property or neighboring properties. Tenant also agrees that activities involving excessive noise, offensive behavior, dangerous substances, or hazardous materials are strictly prohibited. Tenant acknowledges that there is to be no smoking inside the property. MB Kaska Drumwright

Tenant acknowledges and agrees that violations of local, state, or federal laws, ordinances, rules, or regulations, or engaging in behavior that is noisy, dangerous, offensive, or illegal, shall constitute a material breach of this Lease. In the event of such a breach, Landlord reserves the right to take immediate legal action, including but not limited to terminating this Lease, seeking eviction, or pursuing any other remedies available under the law.

Indemnification

Tenant further agrees to indemnify, defend, and hold the Landlord harmless from and against any and all claims, liabilities, losses, costs, damages, fines, or expenses (including but not limited to attorneys' fees and court costs) arising from: (a) Any violation of local, state, or federal laws, codes, ordinances, rules, or regulations committed by the Tenant or any person permitted on the Property by Tenant; (b) Any breach or non-performance by the Tenant of any of the terms, covenants, conditions, or agreements contained in this Lease; (c) Any act, omission, or negligence of Tenant, other residents of the Property, or any of Tenant's guests, invitees, employees, agents, or family members.

This indemnification shall include, but is not limited to, claims for personal injury, property damage, nuisance, or any other claims brought by third parties as a result of Tenant's occupancy or use of the Property.

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Occupancy Restrictions

Tenant agrees that no more than two (2) persons per bedroom shall occupy the Property at any time, unless otherwise agreed to in writing by the Landlord. Only individuals who are listed as tenants under this Lease may reside in the Property. Tenant acknowledges and agrees that allowing any unapproved individuals to reside or regularly occupy the Property is a breach of this Lease. The presence of unauthorized occupants, whether they are family members, friends, or any other persons, may result in immediate termination of the Lease and legal proceedings to regain possession of the Property. If Landlord discovers that individuals not listed on the Lease are residing in or occupying the Property, Tenant shall be subject to penalties, including eviction, and may be responsible for any damages or costs incurred by Landlord as a result of the unauthorized occupancy.

Early Possession

If Tenant is given permission by the Landlord to enter into possession of the Property prior to the Commencement Date specified in the Lease, Tenant covenants and agrees that such early possession and occupancy shall be subject to all of the terms, conditions, covenants, rules, and regulations set forth in this Lease. The Monthly Rent provided for under this Lease shall be apportioned for any such period of early occupancy unless otherwise agreed to in writing by the Landlord and Tenant. Early possession by the Tenant shall not alter the original Commencement Date or Termination Date of this Lease, unless expressly agreed to in writing by both parties.

Tenant further acknowledges that early possession of the Property does not waive the Landlord's right to require all preconditions for occupancy to be satisfied, including but not limited to the payment of rent, delivery of security deposits, and provision of any required proof of insurance. Any failure by the Tenant to comply with these requirements shall be deemed a material breach of this Lease.

Conclusion

Tenant understands that compliance with the terms of this Lease is critical to maintaining a peaceful, lawful, and cooperative relationship between Tenant, Landlord, and other tenants or neighbors. Failure to adhere to the requirements set forth in this section or any other provisions of the Lease shall constitute grounds for immediate legal action, which may include eviction, claims for damages, and collection of unpaid rent or other charges. The Landlord reserves all rights and remedies available under this Lease and applicable law in the event of any breach by Tenant.

By signing this Lease, Tenant acknowledges that they have read and fully understand the terms and conditions outlined herein, and agrees to abide by all covenants, rules, and restrictions imposed by this Lease and applicable law.

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2.12 **ABANDONMENT**

Tenant expressly agrees that in the event the Property is vacated prior to the expiration of the then-current term of this Lease, whether by voluntary departure, eviction, or otherwise, Tenant shall remain fully responsible for fulfilling all obligations under the Lease, including but not limited to the following:

1. Ongoing Liability for Rent: Tenant shall continue to be liable for the payment of Rent for the remainder of the unexpired Lease term. This obligation shall persist until the earlier of (a) the date on which the Property is relet to a new tenant, or (b) the expiration of the then-current Lease term. Tenant acknowledges that Landlord is under no obligation to relet the Property immediately and will make reasonable efforts to secure a new tenant, but the timing of reletting remains at Landlord's discretion.
2. Leasing Commission: Tenant shall be responsible for reimbursing Landlord for the costs associated with securing a new tenant. Specifically, Tenant agrees to pay an amount equal to one (1) month's Rent as a leasing commission or fee for securing a new lease for the Property. This payment shall be due and payable immediately upon the reletting of the Property or upon the termination of this Lease due to Tenant's early vacating, whichever occurs first.
3. Additional Damages and Expenses: Tenant further agrees to be responsible for any and all additional damages, expenses, or losses incurred by Landlord as a result of Tenant's early vacating of the Property. This includes, but is not limited to, the costs of advertising the Property, restoring the Property to rentable condition (including any necessary repairs or cleaning), and any legal fees, court costs, or other expenses incurred by Landlord in enforcing its rights under this Lease. Tenant acknowledges that these amounts shall constitute Additional Rent and shall be immediately due and payable upon demand by Landlord.

Abandonment of Property

If Landlord, in its sole discretion, determines that the Property has been vacated or abandoned by the Tenant, the following provisions shall apply:

- Determination of Abandonment: If the Property is found to be empty, and Tenant has failed to notify Landlord of its intent to vacate, surrender the key
- s, or otherwise communicate with Landlord for a period of five (5) consecutive days, or such other period as may be specified by applicable law, Landlord shall have the right to reasonably consider the Property abandoned. Landlord may make this determination based on visible indications, such as the removal of personal belongings, absence of activity in the Property, and lack of response from Tenant to any communication attempts.
- Reentry and Repossession: Upon determining that the Property has been abandoned, Landlord shall have the right to immediately reenter and take possession of the Property without further notice to Tenant. Tenant expressly waives any right to claim illegal eviction or unlawful entry in such circumstances.
- Termination of Lease: Landlord's reentry and repossession of the Property due to abandonment shall constitute an automatic termination of this Lease, and Tenant shall remain liable for all damages, Rent, and fees as outlined herein.
- Disposition of Personal Property: In the event of abandonment, Landlord may, in accordance with applicable law, dispose of any personal property left behind by the Tenant. Landlord shall not be liable for any loss or damage to such property, and Tenant hereby waives any claim against Landlord for the disposal or loss of said property.

Mitigation of Damages

Landlord will make reasonable efforts to mitigate its damages by attempting to relet the Property to a new tenant; however, Tenant acknowledges that Landlord is under no obligation to prioritize reletting the Property over other available properties or to accept a tenant with terms less favorable than those agreed to under this Lease. Tenant further agrees that any reletting efforts by Landlord do not constitute a waiver of Landlord's right to collect the full amount of Rent and damages owed by Tenant under this Lease.

Conclusion

By vacating the Property prior to the end of the Lease term, Tenant expressly acknowledges and agrees to remain liable for all obligations set forth in this section, including Rent, leasing commissions, and any additional costs or damages incurred by Landlord. Tenant understands that failure to meet these obligations may result in legal action, including but not limited to collection actions or judgments, and Tenant will be responsible for any related legal fees and costs incurred by Landlord in enforcing this Lease.

Tenant's obligations under this section shall survive the early termination or expiration of this Lease, and Landlord reserves all rights and remedies available under this Lease and applicable law.

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2.13 TENANT'S RESPONSIBILITY AT END OF TERM

Upon expiration of the Initial Term of this Lease or any renewal thereof, Tenant shall vacate and surrender the Property in good, clean, and orderly condition, free from trash, personal belongings, debris, or damage, and in compliance with all Lease obligations. Tenant shall return all keys, fobs, garage openers, and other means of access no later than the date of move-out. Tenant's failure to return possession and all access items may result in charges for rekeying or lock replacement and may give rise to holdover rent or additional damages.

Tenant shall ensure that all appliances, fixtures, surfaces, mechanical systems, and plumbing fixtures provided by Landlord are left in clean, fully operable condition, subject only to reasonable wear and tear. Tenant shall be responsible for the cost of repairing any damage beyond such wear and tear, including holes in walls, damage from mounted items, burns, stains, broken hardware, or excessive grime.

Mandatory Professional Cleaning Requirement

Tenant is required to have the entire Property professionally cleaned after all personal property has been removed and before the keys are returned. This includes, but is not limited to, the following:

1. Professional Carpet Cleaning:

All carpeted areas must be professionally cleaned by a licensed and insured carpet cleaning company. The use of consumer-grade or rental equipment (e.g., Rug Doctor, household vacuums, or DIY shampooers) is not acceptable.

2. General Professional Cleaning:

All hard surfaces (including floors, countertops, cabinetry, appliances, bathrooms, baseboards, and windowsills) must be professionally cleaned. This includes full cleaning of ovens, stovetops, refrigerators, sinks, tubs, showers, toilets, and any tile or laminate surfaces.

3. Additional Restoration and Turnover Work:

Tenant shall be responsible for any other services or work reasonably necessary to return the Property to a clean and rentable condition. This may include, without limitation:

- Touch-up painting or wall restoration where prior painting or wall damage occurred,
- Removal of adhesive hooks, screws, or wall anchors,
- Trash removal and disposal of abandoned items,
- Replacement of light bulbs and batteries in smoke detectors,
- General maintenance and repairs for damages caused by Tenant's use.

Tenant must provide the Landlord with itemized receipts from licensed professionals evidencing both professional carpet cleaning and professional general cleaning. These receipts must be delivered no later than the last day of occupancy. Failure to provide valid proof of cleaning shall constitute a violation of the Lease.

If Tenant fails to complete the required cleaning or turnover tasks to Landlord's reasonable satisfaction, Landlord may, but is not obligated to, arrange for such services following Tenant's departure. In that case:

- Tenant shall be liable for the full cost of any cleaning, trash removal, or repair services procured by Landlord, and
- Tenant shall pay an administrative coordination fee of Two Hundred Dollars ($200.00) per contractor or service arranged by Landlord to manage post-tenancy cleaning or repair obligations.

All amounts described above shall be treated as Additional Rent and shall be collectible by deduction from the security deposit or by separate billing if the security deposit is insufficient. These obligations shall survive the termination or expiration of the Lease.

This clause is intended to preserve the Landlord's right to recover all lawful expenses associated with turnover and to maintain the Property in good condition for future tenants, in accordance with Maryland Real Property § 8-203. Nothing in this provision limits Landlord's right to pursue legal action for damages, breach of lease, or unpaid obligations arising from Tenant's failure to restore or surrender the Property as required

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2.14 **BREAK LEASE**

Tenant acknowledges, understands, and agrees that this Lease is a binding and enforceable legal agreement, obligating Tenant to perform all terms and conditions for the entire duration of the Lease Term, including any automatic extensions, renewals, or periods of holdover (collectively referred to as the "Lease Term") through the stated Expiration Date. Tenant further agrees that premature withdrawal, abandonment, or repudiation of Lease obligations for any reason not specifically authorized under this Lease or governing Maryland or federal law shall constitute a material breach.

For avoidance of doubt, an attempted early termination shall include, but not be limited to:

Any communication-written, oral, text, email, or otherwise-stating Tenant's intent to vacate before the Expiration Date;

Unilateral notices of departure unaccompanied by a mutual written agreement;

Listing the Premises for sublease, reassignment, or temporary use without Landlord's prior written consent;

Stopping or withholding rent based on a stated intention to vacate;

Physically vacating the Premises or removing most of Tenant's belongings prior to Lease expiration;

Changing mailing address or disconnecting utilities with no forwarding agreement or move-out notice.

In the event of such attempted early termination, Tenant shall remain legally and financially liable, jointly and severally if more than one tenant, for:

Base Rent and Additional Rent: Ongoing Rent and other recurring charges through the earlier of:

The date a new tenant approved by Landlord signs a binding lease, takes possession, and begins paying Rent;

The original Lease Expiration Date.

Reletting Costs, including:

Marketing and advertisement;

Professional cleaning, sanitation, trash removal, pest treatment (if applicable);

Broker fees, screening, and application processing;

Repairs and touch-ups reasonably necessary to restore unit to rentable condition.

Concessions and Incentives to Replacement Tenants, including but not limited to:

Rent reductions, move-in credits, or waived fees reasonably necessary to secure new tenancy.

Legal Fees and Collection Costs:

Reasonable attorneys' fees, court costs, collection agency fees, or other out-of-pocket enforcement costs, whether or not formal litigation is initiated.

Tenant expressly agrees that hardship or inconvenience-including but not limited to changes in employment, relocation, academic status, family changes, dissatisfaction with the Premises or neighborhood, income reduction, or roommate conflicts-shall not constitute grounds for early release unless otherwise required by law.

B. **Landlord's Discretionary Early Termination Option**

In limited circumstances and solely at Landlord's election, Landlord may offer Tenant the opportunity to terminate the Lease early ("Permitted Early Termination"), provided that the following strict conditions are met in full and without exception:

Execution of Early Termination Addendum:

Tenant shall execute a written Early Termination Addendum in a form prepared by and acceptable to Landlord, which must be fully signed by both parties and expressly reference the agreed-upon Vacate Date.

Minimum Ninety (90) Days' Written Notice:

Tenant must submit written notice and a signed Addendum no less than ninety (90) calendar days prior to the Vacate Date, which must fall on the last day of a calendar month.

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Payment of Lease Termination Fee:

On or before the Vacate Date, Tenant must pay a Lease Termination Fee equal to two (2) full months of Rent, in addition to:

All Rent, utilities, and Lease charges due through the Vacate Date;

Any applicable late fees, administrative costs, or unpaid balances.

This Lease Termination Fee shall be treated as liquidated damages, not a penalty, and reflects the administrative burden, turnover losses, and mitigation risk incurred by Landlord.

This provision is available only once per Lease Term and shall not create a recurring or implied right in any subsequent term, renewal, or extension.

C. **Conditional Release from Future Rent Obligations**

If Tenant satisfies all conditions of subsection (B), including timely notice, full payment, and compliance with surrender obligations (detailed below), Landlord shall release Tenant from monthly Rent obligations accruing after the approved Vacate Date. However, this release shall not include:

Any charges not yet assessed or invoiced as of the Vacate Date;

Damage beyond ordinary wear and tear;

Cleaning deficiencies or missing items (e.g., keys, remotes).

The release shall be conditional upon full compliance with the Surrender Checklist in subsection (F), and Landlord reserves the right to:

Deduct repair, cleaning, or replacement costs from the security deposit in accordance with Md. Code Ann., Real Prop. ¬ß,ÄØ8-203;

Initiate legal collection of any balance due in excess of the deposit.

D. Invalidity of Constructive Eviction or Habitability Defense Without Legal Adjudication

Tenant may not assert alleged property conditions, habitability issues, or constructive eviction as grounds for nonpayment, early termination, or release from Lease obligations unless all of the following apply:

Tenant complied with Md. Code Ann., Real Prop. ¬ß,ÄØ8-211, including:

Written notice to Landlord identifying the defect;

Allowing a reasonable opportunity to cure.

Tenant obtained a court order or judgment confirming:

A material breach of the implied warranty of habitability; or

The legal right to withhold rent, terminate the Lease, or vacate without penalty.

Tenant vacated the Premises after such judgment or order, and not based on unilateral assessment or third-party advice.

Absent full compliance with the above, Tenant expressly waives the right to assert habitability as a defense to breach of Lease, nonpayment, or damages. Mere complaints, maintenance logs, or opinions of third parties are not legally sufficient.

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E. **Legal Remedies and Enforcement**

If Tenant violates any provision of this Section or fails to comply with the Early Termination Addendum, Landlord may treat such action as a default and exercise all rights available under the Lease and Maryland law, including:

Initiating legal proceedings for breach of lease;

Obtaining a money judgment for accelerated or future Rent;

Garnishing wages or bank accounts after judgment;

Applying or retaining the full security deposit;

Recovering reasonable attorney's fees and court costs.

No delay, informal communication, or partial payment shall constitute waiver or modification of Landlord's rights. This Section survives Lease termination and shall be independently enforceable.

F. **Surrender Obligations and Conditions for Release of Post-Vacate Rent Liability**

In order for Tenant to be eligible for any release from further Rent obligations after an early termination or upon expiration of the Lease Term, Tenant must strictly comply with all surrender requirements listed below. These obligations are considered material conditions precedent to the effectiveness of any Lease termination or release of liability and are not subject to waiver unless expressly confirmed in writing by Landlord.

Failure to satisfy any component of this checklist may result in continued liability for Rent, forfeiture of the security deposit, assessment of post-move charges, or denial of any Early Termination release. All obligations shall be completed on or before the agreed Vacate Date.

1. **Written Documentation and Addenda Compliance**

Tenant must:

- Submit proper written notice in accordance with Section 2.14(B), including full compliance with notice deadlines and calendar month requirements;
- Execute and return a fully signed Early Termination Addendum in a form provided by Landlord, if applicable;
- Provide written confirmation of the intended Vacate Date;
- Furnish a valid forwarding address for purposes of the security deposit statement, legal notices, and any post-tenancy communication.

Failure to execute the Early Termination Addendum will render any attempted early termination void.

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2. **Return of Possession and Access Instruments**

Tenant must:

- Return all original keys, including:
- Front and rear door keys;
- Mailbox keys;
- Storage keys (if applicable);
- Garage remotes, gate fobs, or parking tags;
- Return any building access devices, smart cards, or security tokens issued at move-in;
- Leave all keys and devices in the manner designated by Landlord (e.g., in a lockbox or hand-delivered to management).

Failure to return keys or remotes may result in a lock rekeying charge and continued rent accrual until possession is confirmed.

3. **Utility Account Termination and Final Billing**

Tenant shall:

- Contact all utility providers (gas, electric, water, trash, internet, etc.) and request final billing effective on the Vacate Date;
- Ensure all utility accounts under Tenant's name are fully closed and paid;
- Provide Landlord with documentation confirming:
- Final meter readings;
- Disconnection confirmations; or
- Transfer confirmation, if utilities must be assigned back to Landlord.

Tenant is liable for all utility charges through the earlier of (a) the Vacate Date, or (b) the date a new tenant activates utility service.

4. **Physical Surrender of the Premises**

Tenant must fully vacate the Premises and ensure:

- All personal belongings and furniture are removed;
- All trash, debris, or discarded items are removed from the interior and exterior;
- All appliances are emptied, cleaned, and wiped down (including oven, refrigerator, dishwasher, and microwave, if present);
- All food and perishables are removed;
- All bathroom fixtures are wiped clean and sanitized;
- All closets, cabinets, and storage areas are emptied.

Any items left behind may be deemed abandoned property under Maryland law and disposed of without further notice or compensation.

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5. **Professional Cleaning and Carpet Restoration**

Tenant must:

- Thoroughly clean the Premises to "broom clean" condition or better, including dusting, sweeping, mopping, and wiping all surfaces;
- Arrange for professional carpet cleaning in all carpeted areas, and provide Landlord with a valid dated receipt showing completion within five (5) days prior to the Vacate Date;
- Ensure bathroom tile, tub, sinks, and toilet are sanitized;
- Ensure kitchen counters, stovetop, hood filters, backsplash, and appliances are grease-free and clean.

If cleaning is incomplete or below standard, Landlord reserves the right to charge the cost of professional remediation.

6. **Repairs and Restoration of Physical Condition**

Tenant must:

- Repair any holes, nails, tacks, or mounting damage to drywall and repaint where necessary;
- Replace all missing or non-working light bulbs with bulbs of matching type and wattage;
- Replace any missing or damaged smoke detectors, batteries, or carbon monoxide devices installed during tenancy;
- Notify Landlord in writing of any known damage or maintenance concerns not previously disclosed.

Tenant shall remain liable for any damage beyond ordinary wear and tear. "Ordinary wear and tear" shall not include:

- Stains on carpet;
- Excessive holes in walls;
- Appliance damage due to misuse;
- Water damage due to tenant negligence.

7. **Coordination of Final Inspection**

Tenant shall:

- Contact Landlord at least seven (7) calendar days before the Vacate Date to schedule a final inspection walkthrough;
- Be present for the inspection if requested by Landlord or if damage disputes are anticipated;
- Sign an inspection report or acknowledgment of the condition of the Premises at time of surrender, if applicable.

The inspection may be conducted with or without Tenant present if advance coordination is not made.

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8. **Settlement of Account Balance and Open Charges**

Tenant must:

- Pay all outstanding Rent, utilities, fees, or other monetary obligations owed through the Vacate Date;
- Ensure the Lease Termination Fee is paid in full (if applicable) on or before surrender;
- Understand that any failure to pay final charges may result in post-tenancy collection action, credit reporting, or legal action.

9. **Security Deposit Procedure**

Tenant acknowledges that:

- Landlord will issue a written Security Deposit Statement and any applicable refund within forty-five (45) days of the later of (a) Vacate Date or (b) return of possession, consistent with Md. Code Ann., Real Prop. § 8-203(g);
- Deductions may include cleaning costs, damage charges, unpaid Rent, utilities, or lease fees;
- Tenant must provide an accurate forwarding address in writing to avoid delay in deposit processing.

Failure to Comply

Tenant's failure to complete all items listed in this Section shall result in one or more of the following consequences, at Landlord's discretion:

- Continued Rent liability beyond the Vacate Date;
- Forfeiture or reduction of the security deposit;
- Assessment of administrative fees or third-party costs;
- Reclassification of the early termination as a material breach;
- Denial of any release or discharge from future obligations.

These requirements are mandatory and non-waivable unless Landlord executes a written waiver signed by an authorized representative.

2.15 MILITARY

2.15a. MILITARY. Notwithstanding anything contained herein to the contrary, if on the Effective Date Tenant is on active duty with the United States military, and if Tenant subsequently receives a permanent change of station orders or temporary duty orders for a period in excess of ninety (90) days (collectively, the "Orders"), Tenant's liability for Rent under this Lease shall not exceed: (i) thirty (30) days' Rent after written notice and proof of the Orders is delivered to Landlord in accordance with Section 2.17 hereof, and (ii) the cost of repairing any damage to the Property caused by an act or omission of Tenant.
If Tenant was not on active duty with the United States military on the Effective Date, Tenant may terminate this Lease at any time after it
enters into military service for the United States or the date Tenant receives its Orders by providing written notice to Landlord in accordance with Section 2.17 hereof. Termination of this Lease pursuant to this Section 2.15 shall be effective thirty (30) days after the first (1st) date on which the next payment of Monthly Rent is due and payable after the date upon which written notice of such termination is received by Landlord.
2.15b. MILITARY STATUS NOTICE. As of the Effective Date, is any person listed as a "Tenant" under the terms of this Lease a member of the United States Military?
☐ Military Yes
☑ Military No

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2.16 FAILURE TO VACATE AT TERMINATION

In the event that Tenant remains in possession of the Premises beyond the Lease Expiration Date, or beyond the termination date of any renewal or extension period, without the Landlord's prior written consent, Tenant shall be deemed a Holdover Tenant under Maryland law. Specifically, such continued possession shall be deemed unlawful occupancy under Md. Code Ann., Real Prop. § 8-402, and shall not be construed as a renewal, extension, or conversion to a month-to-month tenancy unless expressly agreed to in writing by Landlord. Absent such agreement, Tenant's status as a Holdover Tenant shall constitute a material breach of this Lease, subjecting Tenant to the liabilities and remedies set forth herein.

Should Tenant fail to timely vacate, Landlord may initiate termination of the holdover tenancy by serving Tenant with a written notice to vacate. In accordance with Maryland statutory requirements and local jurisdictional regulations, Landlord shall provide no fewer than thirty (30) days' notice unless a longer period is required by law, including but not limited to sixty (60) days in certain counties or municipalities where enhanced notice periods apply based on tenant tenure, age, or other protected classifications. Tenant acknowledges that notice to vacate may be legally and effectively delivered by any method permitted under Maryland law, including personal delivery, first-class or certified mail to the Premises, or—if authorized by court order or statute—by posting the notice on the front door of the Premises in conjunction with mailing. Tenant expressly waives objection to such delivery methods if permitted by law or regulation and acknowledges that notice becomes effective upon the act of posting and mailing in compliance with applicable procedure.

During any period in which Tenant unlawfully remains in possession as a Holdover Tenant, the Monthly Rent shall automatically increase to an amount equal to two hundred percent (200%) of the Monthly Rent most recently in effect under this Lease. This increase shall apply to each full or partial day that Tenant occupies the Premises beyond the authorized Lease Term. The Holdover Rent shall be calculated on a pro rata daily basis for any portion of a calendar month and shall be immediately due and payable upon demand by Landlord or, at Landlord's election, on the first day of any holdover month. The increased Rent shall constitute a pre-agreed and legally enforceable liquidated damages provision, intended to reasonably approximate the damages and disruption caused by Tenant's failure to vacate, including but not limited to lost opportunity to re-rent, administrative burdens, exposure to claims from incoming tenants, and potential overlap in occupancy. Tenant expressly agrees that this increase is not a penalty, but rather a fair and enforceable estimate of actual harm, and that such damages may otherwise be difficult to ascertain at the time of contracting.

Tenant further acknowledges that Landlord's acceptance of any payment during a holdover period shall not be construed as a waiver of any right to regain possession, nor as consent to extend or renew the tenancy. Acceptance of Rent during holdover shall be deemed acceptance with reservation of rights, and shall not alter Landlord's remedies or estop Landlord from initiating eviction, seeking damages, or enforcing the Lease terms. All legal and equitable rights shall remain available to Landlord.

Landlord shall have the right to initiate legal proceedings for repossession of the Premises through a summary ejectment action in the District Court pursuant to Md. Code Ann., Real Prop. § 8-402, including filing for judgment of possession and, where applicable, money damages. In connection with any such enforcement action, Tenant shall be liable for all costs and fees associated with the eviction process, including filing fees, service of process, court costs, and reasonable attorneys' fees, regardless of whether the matter proceeds to trial, is settled, or dismissed by consent. These costs shall be considered Additional Rent and collectible as such. In addition to holdover Rent and legal fees, Tenant shall be liable for consequential losses suffered by Landlord, including but not limited to lost Rent from incoming tenants, advertising and broker fees, lost business opportunities, and costs associated with delays in turnover or habitability preparation.

Should Landlord, in good faith, determine that Tenant has vacated or abandoned the Premises without proper notice, surrender of keys, or meaningful communication, Landlord may, in its sole discretion, treat the Premises as abandoned and proceed to reenter without further notice. Indicators of abandonment may include, but are not limited to: absence of furniture, disconnection of utilities, cessation of Rent payments, refusal to respond to contact attempts, or statements from neighbors or third parties suggesting that Tenant has permanently vacated. Upon a good faith determination of abandonment, Landlord may immediately reenter and take possession of the Premises without resorting to judicial process and without liability for trespass or wrongful eviction, provided the reentry is not conducted with force or in violation of state or federal housing laws.

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In such case, Landlord shall have the right to dispose of any personal property left behind in the Premises in accordance with Md. Code Ann., Real Prop. § 8-208(e), without liability to Tenant for loss or damages. Tenant shall remain liable for all amounts due under this Lease through the date a new tenant takes possession or through the original Expiration Date—whichever is earlier—and for any costs incurred in preparing the Premises for re-rental, including cleaning, trash removal, repairs, and rekeying. Where early termination results from abandonment, Tenant's security deposit may be retained in full or part to offset unpaid obligations, with a written accounting provided within forty-five (45) days as required by Md. Code Ann., Real Prop. § 8-203(g).

Tenant expressly agrees that remaining in possession of the Premises after the Lease Term, or abandoning the Premises without complying with formal termination procedures, constitutes a material breach of this Lease and entitles Landlord to pursue any and all remedies under the Lease and applicable law. No oral modification, partial payment, or leniency shall be construed as a waiver of Landlord's rights, and all remedies—legal and equitable—shall be cumulative and enforceable to the fullest extent permitted by law.

Tenant expressly acknowledges and agrees that Landlord's acceptance of any payment of Rent, Additional Rent, or other amounts during any period in which Tenant remains in possession of the Premises beyond the Lease Expiration Date shall not constitute:

1. A waiver of Landlord's right to enforce any provision of this Lease;
2. An extension, renewal, or continuation of the Lease Term;
3. Consent to the holdover tenancy;
4. A creation of a month-to-month tenancy, tenancy at will, or any other legal tenancy.

Rather, any such payments accepted by Landlord during the holdover period shall be treated as compensation for use and occupancy only, and shall be deemed accepted with full reservation of rights. Tenant's legal status during any such period shall remain that of a Holdover Tenant unlawfully in possession, unless and until Landlord affirmatively agrees in writing to extend or renew the tenancy. Acceptance of Rent under these circumstances shall not operate to:

- Cure the breach caused by the holdover;
- Modify the terms of the Lease;
- Preclude Landlord from initiating eviction proceedings under Md. Code Ann., Real Prop. § 8-402, or from seeking enhanced Rent, liquidated damages, or other remedies available at law or in equity.

Tenant further agrees that no waiver, consent, or modification shall be implied from any delay in enforcement, negotiation, or acceptance of Rent by Landlord. Any alleged oral representations or assumptions made by Tenant regarding Landlord's intentions shall be legally irrelevant unless documented in a signed writing executed by an authorized representative of Landlord.

This clause shall be construed to preserve Landlord's full enforcement rights, prevent inadvertent creation of a new tenancy, and ensure that any retention of possession beyond the Lease Term is understood to be unauthorized, unlawful, and actionable unless specifically authorized in writing by Landlord.

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2.17 **NOTICES**

All notices, demands, requests, or communications (collectively, "Notice") required or permitted under this Lease shall be in writing. Notice shall be deemed properly given by the Landlord to the Tenant if delivered by any of the following methods: (i) by personal hand delivery to any named Tenant at the Premises; (ii) by First-Class Mail or Certified Mail, return receipt requested, addressed to the Tenant at the leased Premises or at such other address as Tenant may provide in writing; or (iii) by verifiable electronic means, such as email, provided that the Tenant has consented in writing to receive notices electronically and the Landlord retains written confirmation of successful transmission. Where permitted by law, including under Maryland Code, Real Property Article § 8-401 or § 8-402, Landlord may also serve legal notices (such as notices of non-payment, breach, or eviction) by posting a copy on the front door of the Premises and mailing a copy on the same day by First-Class Mail. Tenant agrees that receipt of such posted and mailed notice shall constitute valid legal notice if authorized by law or court order. If more than one person is listed as Tenant, notice served on any one such individual shall be deemed sufficient notice to all Tenants.

Notices from the Tenant to the Landlord shall be in writing and may be delivered either by (i) First-Class Mail or Certified Mail, return receipt requested, addressed to the Landlord at the following address: **1406B Crain Hwy S, Ste 205 Glen Burnie, MD 21061**_or such other address as Landlord may designate in writing; or (ii) by electronic mail to an address designated by the Landlord in writing, provided that such electronic communication is acknowledged in writing by Landlord or its authorized agent. Where the Landlord has engaged a property manager to administer the Lease, Tenant shall direct all notices to the property manager at the following address: **1406B Crain Hwy S., Ste 205 Glen Burnie, MD 21061** unless instructed otherwise in writing by Landlord.

If the Landlord maintains a secure online tenant portal for rent payment or communication purposes, Tenant may use such portal to submit written notices or service requests only if the portal provides confirmation of submission. Notices relating to Lease termination, legal claims, or statutory compliance (such as notices under Real Property Article § 8-211) may not be submitted solely through an online portal unless explicitly authorized in writing by the Landlord.

Unless actual delivery is confirmed earlier, any notice sent by First-Class Mail shall be deemed received three (3) calendar days after the postmark date. Any notice sent by Certified Mail shall be deemed received upon the date of confirmed delivery or attempted delivery. Notices sent electronically shall be deemed received on the date of successful transmission, as evidenced by delivery confirmation, read receipt, or timestamped system log. Any notice required by law to be delivered in a particular manner shall comply with the applicable statutory requirement regardless of this Section.

Tenant is responsible for notifying Landlord in writing of any change in mailing address, email address, or contact information. Failure to update such information shall not relieve Tenant of the consequences of a missed or delayed notice sent to the last known address or email on record.

Tenant agrees to accept notices from management company and propery owner via email and through text messages. All notices from tenant must be addressed to the property owner. We are the property management company; we do not own the property nor do we have a legal obligation to provide repairs. The property owner is responsible for repairs and all other matters relating to the property.

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2.18 VALIDITY OF RENTAL AGREEMENT PROVISIONS

If any provision of this lease contract is invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such invalidity or unenforceability only without invalidating or otherwise affecting the remainder of this lease contract. The court shall interpret the lease and provisions herein in a manner such as to uphold the valid portions of this lease contract while preserving the intent of the parties.

2.19 WAIVER

All rights given to the Landlord by this Lease shall be cumulative in addition to any laws that exist or might come into being. Any exercise of any rights by Landlord or failure to exercise any rights shall not act as waiver of those or any other rights. No statement or promise by Landlord, its agents or employees, as to tenancy, repairs, amount of rent to be paid, or other terms and conditions shall be binding unless it is put in writing and made a specific part of this Lease.

2.20 AGENT'S RIGHT TO ENTER

Landlord, along with Landlord's agents, employees, and contractors, shall have the right to enter the Property at all reasonable times for the purposes of inspection, maintenance, or making any necessary repairs that Landlord is required to make under the terms of this Lease, or any repairs or improvements that Landlord deems necessary or appropriate to protect or preserve the Property. Landlord agrees to provide Tenant with reasonable notice, typically at least twenty-four (24) hours, prior to such entry, except in the case of an emergency where immediate access may be required to protect life, property, or prevent damage to the Property.

For a period of ninety (90) days prior to the expiration of the Initial Term, or any renewal thereof, Landlord and Landlord's agents, employees, and contractors shall also have the right, at reasonable times, to show the Property to prospective tenants, purchasers, lenders, or appraisers, and to post "For Sale," "For Rent," or similar signs on the Property in accordance with applicable law. Landlord will make reasonable efforts to coordinate with Tenant regarding the timing of such visits to minimize disruption, and shall endeavor to provide at least twenty-four (24) hours' notice of any planned showings.

In addition, Landlord and Landlord's agents, employees, or contractors shall have the right to take photographs or videos of the Property for the purpose of advertising or listing the Property for sale or rent, provided that Landlord provides Tenant with at least twenty-four (24) hours' prior notice of such intent. Tenant acknowledges that such photographs or videos may be used for marketing purposes and consents to their use for advertising the availability of the Property.

Tenant agrees to cooperate with all reasonable requests made by Landlord in connection with the showing, photographing, or advertising of the Property, and to maintain the Property in a condition suitable for such showings or photography during this period. Tenant further agrees that failure to comply with reasonable requests for access or refusal to allow showings or photographs may be considered a material breach of this Lease, entitling Landlord to pursue all available remedies, including legal action.

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2.21 TENANT'S USE OF KEYS AND LOCKS. LOCKOUTS

Tenant agrees not to install any additional locks or change any existing locks without the Landlord's prior written consent. If the lock is a coded door lock, the code for the door will be supplied to the tenant on the agreed-upon move-in date. If the lock is not a coded door lock,

One (1) key will be furnished to the Tenant and any additional keys required will be paid for by Tenant. Duplicate

key(s) will not be made without Landlord's prior written consent. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever first occurs. Tenant shall reimburse Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should Tenant get locked out and are unable to gain access through their own resources, they may call upon a professional locksmith or the Landlord to let them in. In either case, Tenant shall be responsible for payment of all charges and/or damages involved.

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2.22 REPAIRS AND MAINTENANCE

It is the tenants responsibility to contact vendors and schedule appointments for service.

Landlord will make necessary repairs with commercially reasonable promptness after receipt of written notice from Tenant of the nature and extent of said condition requiring repair. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. When a maintenance request is made, the request will serve as notice to the Tenant that a maintenance technician will be entering the property in reasonable time, and the maintenance request will also serve as permission from Tenant that maintenance technician may enter to inspect and repair pursuant to the maintenance request. Landlord shall maintain, and/or repair/ replace the plumbing, heating, cooling, electrical systems, appliances, and the exterior walls and roof of the Property. Tenants agree and acknowledge that Landlord has permission to enter the Premises for preventative maintenance, as well as for inspection of the Premises and for any emergency inspection and/or repair. If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

2.23 TENANT RESPONSIBILITIES CONCERNING MAINTENANCE

All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only. Tenant shall be obligated for the costs of repairs, replacements, and related services if the need for such repairs, replacements, and related services results from the negligence or misuse by Tenant or Tenant's agents, servants, employees, invitees, or family members. These items include, but are not limited to, the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, plumbing, appliances, or other improvements to the Property (to include burst water pipes due to freezing caused by neglect or carelessness of the Tenant, its family, or any of its guests). Property owners are not required to provide blinds or window treatments. Any such coverings installed by the Tenant must be properly maintained and removed at the end of the tenancy, with any resulting damage repaired at the Tenant's expense. If Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the Additional Rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease.

Tenant also agrees to the following, as may be applicable to the Property:

1. The furnace filter must be changed quarterly. Failure to do so may result in damage to the heat and/or A/C unit. It is the tenant's responsibility to change the filter each quarter. Any repairs due to a clogged filter will be the Tenant's financial responsibility.
2. The A/C condensation line and/or the washing machine's drainage hose may empty into the laundry room sink. The sink's drain must be regularly cleaned and kept free of any debris to avoid possible overflow or flooding. Failure to clean the drain may result in flooding that could cause significant water damage. It is the Tenant's responsibility to ensure the drain remains clear. Failure to do so will be the Tenant's financial responsibility for any water damage.
3. It is the Tenant's responsibility to keep exterior drains leading to the basement clear of leaves and debris. Failure to do so will be the Tenant's financial responsibility for any water damage and/or cleanup.
4. It is the Tenant's responsibility to clean the dryer lint trap after each use.
5. The Property's landscaping must be properly maintained by the Tenant, on a regular basis, during the active growing season (March – October). This includes cutting the grass, trimming the shrubs, and trimming any tree limbs that overhang any fencing.

☑ Tenant is Responsible for Lawn Care
☐ Tenant is NOT Responsible for Lawn Care

6. The Landlord is not responsible for any lost pets due to any gates being left open, or openings in the fencing.
7. In the event of snow and/or ice, the Tenant is responsible for clearing the Property's driveway and sidewalks.
8. Window A/C units, lawn maintenance equipment, gas grills, etc. left by the Landlord as a courtesy to the Tenant will not be repaired or replaced under any circumstances.
9. Tenant is responsible for all light bulbs, batteries, trash cans, and fuses.
10. Plumbing will not accept items such as paper diapers, toys, sanitary napkins, tampon applicators, balls of hair, grease, table scraps (if no garbage disposal), clothing, rags, sand, dirt, newspapers, or similar items.
11. Tenant will comply with all laws, codes, ordinances, and rules and regulations (including HOA's) applicable to the Property.
12. Tenant will provide access to Landlord for any inspections, including, but not limited to, inspections related to preventative maintenance and emergency inspection and/or repair.

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2.24 ALTERATIONS

Tenant shall make no alterations, decorations, additions or improvements in or to the Property without Landlord's prior written consent, and then only by contractors or those approved by Landlord. All alterations, additions, or improvements upon the Property, made by either party, shall become the property of the Landlord and shall remain upon, and be surrendered with said Property, as a part thereof, at the end of the Term hereof. These alterations include, but are not limited to the following:

1. Tenant shall not install any paneling, flooring, built-in decorations, partitions, moldings, or any other fixture drilled into or attached to the floors, walls, decks/verandas/balconies (if any) or ceilings.
2. Tenant shall not install wallpapering or other permanent type decorations.
3. Tenant shall not paint the interior or exterior of Property.
4. Tenant shall not install or remove any equipment or wiring including but not limited to, screens, locks, smoke detectors, alarm systems, or security devices.
5. Tenant shall not make any changes to the plumbing, appliances, air conditioning, electrical or heating systems or any equipment or fixtures attached to the Property.
6. Tenant shall not install any washer, dryer, dishwasher, or use a portable washer, dryer, dishwasher or heater (except where a hook-up is provided, and Landlord confirms in writing).
7. Tenant is not permitted under any circumstances to penetrate the exterior walls, decks and side railings or the like with nails, screws or other hangers.
8. Tenant shall not add or install any air conditioning unit without Landlord's prior written approval. Tenant hereby acknowledges that any violation of this Section 2.24 shall be a violation of this Lease and grounds for eviction from the Property. Landlord may demand removal of any installation, addition, or alteration that Landlord deems, in its sole discretion, to be aesthetically displeasing, hazardous, or undesirable. Tenant further agrees that Tenant shall pay Landlord's costs of inspecting, repairing, removing, storing and disposing of anything installed or affixed by Tenant in violation of this Lease, which shall include the salaries of Landlord's staff as well as costs of outside contractors, supplies and materials, as Additional Rent.

All changes or additions to the Property made with Landlord's written consent shall become Landlord's property when completed, shall be fully paid for by Tenant, and shall remain as part of the Property at the end of the Term, unless Landlord demands that Tenant remove them.

2.25 FIRES AND CASUALTY

No goods or materials of any kind or description that are combustible may be taken or placed in a storage area of the residence itself. Tenant shall not in any way obstruct any public sidewalks, nor permit anything to be done in the Property contrary to the rules and regulations of the fire department, health department, or of any other government agency. If the Property becomes uninhabitable by reason of fire, explosion, or by other casualty, Landlord may, at its option, terminate this Lease or repair damages within thirty (30) days. If Landlord does not make repairs within this time or if building is fully destroyed, the rental agreement hereby created is terminated. If Landlord elects to repair damages, rent shall be abated and pro-rated from the date of the fire, explosion, or other casualty to the date of re- occupancy, providing that during repairs, Tenant has vacated and removed Tenant's possessions as required by Landlord. The date of re- occupancy shall be the date of notice that residence is ready for occupancy. Landlord is not obligated to provide alternative housing while the repairs are being done. Landlord is not responsible for damages to Tenant's personal property caused by fire or other casualty unless caused by Landlord's Gross negligence. If the fire or other casualty is caused by Tenant or Tenant's family members, guests, visitors, occupants, or invitees, Tenant shall remain responsible for Rent and pay for all damages and repairs as Additional Rent

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2.26 TENANT INSURANCE

Tenant agrees to obtain and maintain, at Tenant's sole expense, during the Term of this Lease and any subsequent renewal periods, policies of insurance coverage as set forth herein. The insurance company is required to provide notice to Landlord within thirty (30) days of any cancellation, non-renewal, or material change in Tenant's coverage. Tenant acknowledges that Landlord is not responsible to any Tenant, guest, or occupant for damage or loss of personal property or personal injury from (including but not limited to) fire, smoke, rain, flood, water or pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, hurricane, vandalism, or negligence of any Resident, occupants, guests or trespassers, unless otherwise required by law. Tenant acknowledges that Tenant is not considered a co-insured of the Landlord and is not protected under Landlord's insurance. Landlord also retains the right to hold Tenant responsible for any losses in excess of Tenant's insurance coverage or for damages not covered, as permitted by law. If any insurance coverage maintained by Landlord is found to apply to any loss or damage covered by Tenant's insurance, Landlord's insurance and any obligation of Landlord to pay is considered excess coverage only. Tenant's insurance must be fully used up before any claim can be made against Landlord or against Landlord's insurance coverage. Tenant waives any right of subrogation by Tenant or by any insurance company that covers Tenant. Subrogation is the right to be repaid for any payments made by Tenant or Tenant's insurance for injury, loss or damage to personal property or persons.

The following policies of insurance are REQUIRED:

1. Personal Property Insurance: Tenant acknowledges that Landlord is not responsible for Tenant's personal property. Tenant agrees to obtain and maintain a policy of "renter's" insurance to protect his or her personal property.
2. Liability Insurance: Tenant agrees to obtain and maintain a policy of personal liability insurance, which provides limits of liability to third parties, including the Landlord, in the amount not less than $100,000.00 per occurrence. Such liability insurance does not protect Tenant against loss or damage to Tenant's personal property or belongings – only a "renter's" insurance policy does this. The policy of

liability coverage must name the Landlord as an Additional Insured.

Tenant will provide Landlord with written proof of compliance with this policy on or prior to the Commencement Date and subsequent renewal periods, and from time to time thereafter upon Landlord's request. It is a violation of the Lease to fail to have the insurance or fail to produce proof when requested.

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2.27 CONDITION OF PROPERTY

The Tenant hereby acknowledges that it has had the opportunity to inspect the Property and it is in good condition. Tenant will be furnished with a Move-In-Report upon the Commencement Date. If there is anything about the condition of the Property that is not in good condition, Tenant agrees to record it on the Move-In-Report and return said report to Landlord within fifteen (15) days of taking possession of the Property. Tenant agrees that failure to file any written notice of defects will be legally binding proof that the Property is in good condition at the time of occupancy. If during the Term of this Lease Tenant has any complaint concerning conditions of the Property which Tenant believe makes the Property uninhabitable, Tenant must give written notice delivered to Landlord by certified mail, return receipt requested, of these conditions, and must provide Landlord with a reasonable opportunity to effect repairs correcting these conditions.

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2.28 PEST CONTROL

A. **Acknowledgment of Condition Upon Occupancy**

By executing this Lease and accepting keys or access to the Premises, Tenant affirms that Tenant has had a full and fair opportunity to inspect the Premises prior to taking possession. Tenant acknowledges that the Premises was delivered in a condition free from visible signs of infestation by roaches, ants, spiders, fleas, ticks, bedbugs, water bugs, mice, rats, or any other insects or rodents. Tenant further agrees that acceptance of possession constitutes an irrevocable acknowledgment that the Premises was, at the time of move-in, in pest-free and habitable condition, subject only to any written move-in checklist signed by both parties.

Landlord shall not be responsible for the cost of pest control treatment at any point after the Lease begins, unless required to do so under applicable law, as detailed below. Tenant agrees that Landlord has no continuing duty to inspect for or remediate pest issues arising after possession unless (i) the infestation involves rats in food preparation or storage areas, or (ii) the infestation is determined to result from structural defects or openings not accessible to Tenant and not caused by Tenant's use or neglect.

B. **Tenant's Duty to Maintain Sanitary Conditions and Prevent Infestation**

Tenant shall, at all times, maintain the Premises in a clean, orderly, and sanitary condition so as to prevent the presence or attraction of pests, rodents, or insects. Specifically, Tenant shall:

Store all food in sealed containers and promptly dispose of all trash in designated outdoor receptacles;

Refrain from accumulating clutter or organic debris that may serve as pest harborages;

Avoid creating excessive moisture conditions (such as standing water) that could attract insects or rodents;

Cooperate fully with pest control measures ordered or conducted by Landlord or a licensed pest control company.

Tenant agrees that any infestation arising during the Lease Term shall be presumed to have resulted from Tenant's occupancy, activities, or housekeeping, unless Tenant provides clear and convincing evidence to the contrary. Tenant acknowledges that the mere presence of insects or rodents does not constitute a breach of the implied warranty of habitability under Md. Code Ann., Real Prop. ¬ß,ÄØ8-211, unless the condition is severe, persistent, and materially interferes with safe and decent living conditions and affects critical areas such as food preparation or sleeping areas. Only the presence of rats or rodents in kitchen areas has been recognized by Maryland courts as potentially constituting a violation of the habitability warranty, and even then, only where the tenant is not responsible for the cause or continuation of the condition.

C. **Tenant's Obligation to Treat and Remediate**

If any infestation is discovered during the Lease Term, Tenant shall:

Immediately provide written notice to Landlord describing the nature and location of the infestation;

Within five (5) calendar days of such notice, engage a licensed pest control company (subject to Landlord's reasonable approval) to treat the Premises;

Provide Landlord with documentation of the pest control visit and compliance with the recommended treatment protocol;

Fully comply with any preparation or follow-up instructions provided by the exterminator, including removal of items from closets or cabinets, laundering, or temporary relocation if required.

Failure by Tenant to report or remediate an infestation in a timely manner shall constitute a material breach of this Lease.

D. **Landlord's Right to Cure and Recover**

If Tenant fails to promptly treat a reported or apparent infestation or fails to cooperate with required extermination, Landlord may, with twenty-four (24) hours' written notice (or less in case of emergency), enter the Premises and arrange for extermination or pest remediation. The full cost of such treatment-including inspection, follow-up visits, and any additional clean-up or replacement of materials-shall be reimbursed by Tenant within seven (7) days of invoicing, and shall constitute Additional Rent under this Lease.

Failure to pay these costs when due shall constitute nonpayment of Rent and may serve as independent grounds for a breach of Lease or summary ejectment proceeding.

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E. **Breach and Legal Consequences**

Any of the following shall be deemed a material breach of this Lease:

Tenant's failure to notify Landlord promptly of an infestation;

Tenant's failure to maintain the Premises in sanitary and pest-resistant condition;

Tenant's refusal to permit access for inspection or treatment;

Tenant's failure to treat the infestation through an approved exterminator;

Tenant's failure to reimburse Landlord for pest control costs within seven (7) days of demand.

Such breach shall subject Tenant to all available remedies, including eviction, monetary damages, recovery of pest control fees, and court costs. No waiver or delay in enforcement by Landlord shall impair the enforceability of this Section.

F. **Habitability Defense Limited by Tenant Conduct and Statute**

Tenant expressly acknowledges that the implied warranty of habitability under Maryland law shall not be deemed breached by the presence of insects or pests unless:

The infestation is sufficiently widespread and persistent as to render the Premises unsafe or unsuitable for residential use;

The infestation involves rats or vermin in areas of food storage or preparation; and

The condition was reported in writing to Landlord, and Landlord failed to cure the problem within a reasonable time, consistent with Md. Code Ann., Real Prop. 8-211(a).

Tenant further acknowledges that any infestation caused or worsened by Tenant's conduct, clutter, sanitation, guests, or pets shall not support any habitability claim, rent abatement, withholding, or early Lease termination. Tenant waives any right to assert constructive eviction or breach of habitability unless and until these statutory criteria are satisfied and adjudicated by a Maryland court of competent jurisdiction.

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2.29 WATER/MOISTURE/MOLD

2.29a. WATER/MOISTURE/MOLD. Tenant shall immediately notify Landlord, in writing, in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets, flooding and/or water damage to the Property. Tenant shall take immediate measures to contain the water and to prevent further water damage including, turning off the water main to the property, turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall immediately notify Landlord in the event mold of any type is observed within the Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

28b. MOLD To minimize the occurrence and growth of mold in the Property, Tenant hereby agrees to the following:

MOISTURE ACCUMULATION. Tenant shall remove any visible moisture accumulation in or on the Property, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Property at reasonable levels.

APARTMENT CLEANLINESS. Tenant shall clean and dust the Property regularly, and shall keep the Property, particularly kitchen and bath, clean.

NOTIFICATION OF MANAGEMENT. Tenant shall promptly notify management in writing of the presence of the following conditions:

A water leak, excessive moisture, or standing water inside the Property;

A water leak, excessive moisture, or standing water in any community common area;

Mold growth in or on the Property that persists after Tenant has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach; and

A malfunction in any part of the heating, air-conditioning, or ventilation system in the Property.

LIABILITY. Tenant shall be liable to Landlord for damages sustained to the Property or to Tenant's person or property as a result of Tenant's failure to comply with the terms of this Section.

VIOLATION. Violation of this Section shall be deemed a material violation under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies it possesses against the Tenant at law or in equity. Landlord also has all other rights and remedies set forth in this Lease including damages, eviction, and attorney fees to the extent allowed by law.

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2.30 UTILITIES

UTILITIES INCLUDED WITH THE RENT

2.30a. UTILITIES. Tenant will be directly responsible for payment of all charges for gas, electric, heat (including oil where applicable), garbage pickup, water and sewer, cable, and any other bills incurred during their residency that are not listed above as included with the Rent. Tenant agrees to immediately title all accounts for the above utilities or other services in Tenant's name unless otherwise agreed by the parties to this Lease. In the event Landlord pays any of the above charges on behalf of Tenant, the cost of utilities or services that are to be furnished at the expense of Tenant, shall be considered additional rent and Tenant agrees to pay such costs when due. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease. In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement.

Baltimore County Residents are subject to two water bills. A monthy water access fee is charged by the City of Baltimore. Baltimore County residents are billed annually for water charges
and those fees are on the Baltimore County tax bills. The total charges on the Baltinmore County Tax Bill for water and fees are totalled and divided by 12 months and the tenant is charged a flat rate each month. This annual bill changes yearly and is adjusted accordingly,

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Baltimore County Water Billing:

For properties located in Baltimore County, Tenants are hereby advised that two separate water-related charges apply:

1. The City of Baltimore Water Access Fee, billed monthly by the City of Baltimore.
2. The Baltimore County Water and Sewer Bill, which is billed annually to the property owner through the property tax bill.

The Landlord will obtain the annual tax bill and identify all water and sewer-related charges included therein. The total annual amount will be divided by twelve (12) months, and the resulting monthly amount will be billed to the Tenant as Additional Rent along with any monthly City of Baltimore Water Access Fee. Tenant agrees to pay these combined monthly water charges in accordance with this Lease.

2.30b. **WATER USE TO BE PAID BY TENANT**. It is the responsibility of the Tenant to pay the metered water bill and sewer charge on the Property immediately on presentation of these bills from Landlord AS ADDITIONAL RENT. Failure to pay such additional rent when notified by Landlord shall give Landlord the right to file summary ejectment for nonpayment of rent in the Rent Court Division of the District Court of Maryland, and the Tenant shall be subject to eviction for nonpayment of water and sewer service charge in the same manner as any other Rent. Tenant will not be billed directly for these bills if they are charged a flat monthly fee in Section 2.30c. Pursuant to this lease, tenant is a designee, under Maryland's Public Information Act, to request and to receive copies of any account records for the water or wastewater account at issue.
2.30c. WATER USAGE FEE. During the Term of this Lease, Tenant shall pay an amount of:
Water Usage Monthly Fee Amount (Total Bill)Water Usage Monthly Fee Percentage (N/A) as a water usage fee each month that will be considered Additional Rent. This monthly charge will be pro-rated if Tenant moves in on any other day than the first of the month. Tenant js responsible for checking their respective county water company billing site for monthly water charges that must be paid. Not recceiving a water bill is no excuse for not paying for water and sewer charges billed by your county of record.

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Tenants understand that Baltimore County Residents receive a monthly water bill from the City of Baltimore, this bill is a water access fee only charged by the City to County residents. Water bills are billed annually to Baltimore County residents. That bill can be found on the annual tax bill. The total is divided by 12 months and billed monthly as a flat rate.

2.31 SMOKE DETECTORS

Landlord has installed smoke detector(s) in the Property as required by State and, if applicable, local law. Tenant acknowledges and agrees that each smoke detector is in good condition and property working order as of the Commencement Date. Tenant agrees not to remove, tamper with or otherwise render any smoke detector inoperable. Tenant further agrees to test each smoke detector periodically and to report in writing any malfunction immediately to Landlord. Tenant agrees and acknowledges that it has the responsibility to test each smoke detector and hereby waives and releases Landlord from any and all liability resulting from any defective smoke detector(s) which Tenant did not specifically notice Landlord of in accordance with Section 2.17 of this Lease. If applicable,

If Tenant elects to install a dual powered smoke detector, the installation must be performed by a licensed electrician and written notice of the installation must be sent to Landlord in accordance with Section 2.17 of this Lease. Notwithstanding the anything contained in here to the contrary, in no event shall Tenant remove or alter any smoke detector provided by Landlord in the Property.

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2.32 **PETS**

A. No Pets Without Written Authorization

Tenant agrees that no animals of any kind—whether domestic or exotic—may be kept, housed, boarded, or permitted to enter or reside on the Premises at any time during the Lease Term without the prior written consent of the Landlord. This prohibition includes, but is not limited to: dogs, cats, birds, amphibians, reptiles, rodents, insects, rabbits, ferrets, fish tanks exceeding 10 gallons, and any animal kept either indoors or outdoors, whether permanently or temporarily.

NO PETS WHATSOEVER

Permission to keep a pet on the Premises shall only be valid if:

1. Landlord has issued written approval, and
2. A Pet Addendum has been signed by both Landlord and Tenant and attached to this Lease as an enforceable exhibit.

Verbal agreements or informal acknowledgments regarding pets shall not be deemed valid or enforceable under this Lease. The existence of a pet in the Premises without such signed authorization shall constitute a material and uncurable breach of Lease unless promptly remedied as set forth below.

B. **Consequences of Unauthorized Pets**

If it is discovered that a pet or animal of any kind is being kept, has been kept, or has visited the Premises without Landlord's prior written consent and without a signed Pet Addendum:

1. Tenant shall immediately pay a non-refundable unauthorized pet fee of up to $500.00 per pet, which shall be assessed at Landlord's discretion based on the duration and nature of the violation;
2. Tenant shall be charged monthly pet rent, in an amount not to exceed the rent amount charged under Landlord's standard Pet Addendum, retroactive to the Effective Date of the Lease;
3. Tenant shall, upon demand by Landlord, immediately remove the unauthorized pet from the Premises;
4. Landlord may require Tenant to restore the Premises to its original condition, including deep cleaning, carpet replacement, pest control, and deodorizing, at Tenant's sole expense;
5. Landlord may, in its sole discretion, initiate lease termination proceedings and pursue eviction based on the material breach, without providing an opportunity to cure.

The remedies described above shall not limit Landlord's right to pursue additional damages, legal fees, and costs arising from the presence of an unauthorized animal, including damage to the Premises or injury to persons or other animals.

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C. **Service Animals and Emotional Support Animals (ESA)**

In compliance with the federal Fair Housing Act, as well as applicable Maryland state and local disability laws, service animals and emotional support animals ("assistance animals") are not considered "pets", and Landlord may not charge a pet deposit or pet rent solely for their presence, provided that all procedural and documentation requirements for reasonable accommodation are satisfied in advance. However, Landlord is not obligated to accept the presence of any animal—whether claimed to be a service animal or ESA—without formal compliance with the following provisions.

1. **Definitions Under Federal and State Law**

For purposes of this Lease:

- A Service Animal is defined under federal law as a dog (and in some limited cases, a miniature horse) that is individually trained to perform a task or work directly related to a person's disability. Examples include but are not limited to guiding individuals with vision impairment, alerting individuals with hearing impairment, pulling a wheelchair, or retrieving items for a person with mobility limitations.

- An Emotional Support Animal (ESA) is an animal that provides comfort, companionship, or therapeutic benefit to a person with a verified disability but is not trained to perform specific tasks. To qualify for ESA accommodation, the Tenant must provide an ESA Letter written by a licensed health professional on their official letterhead, which must include the provider's license number, contact information, and confirmation of a valid provider-patient relationship with the client. The health care professional must have personal knowledge of the patient's emotional or mental disability and of the ability of the emotional support animal to alleviate the symptoms of that condition. ESA certificates or registrations purchased online are not accepted.

2. **Accommodation Request Required Prior to Possession**

Tenant must submit a written Reasonable Accommodation Request to Landlord and receive written approval prior to bringing any service animal or ESA onto the Premises, regardless of the animal's intended use, length of stay, or behavior. A request made after the animal is already on the Premises will be treated as a Lease violation unless subsequently cured in writing and approved by Landlord.

The following is required:

- A completed and signed Assistance Animal Accommodation Request Form, provided by Landlord;
- Supporting documentation from a licensed medical provider, psychologist, psychiatrist, or other qualified practitioner attesting to:
- The existence of a disability (no diagnosis is required, but the provider must confirm a disability-related limitation);
- The functional need for the animal to assist with such disability;
- A nexus between the disability and the assistance the animal provides;
- An acknowledgment that Tenant assumes full responsibility for the conduct and impact of the animal on the Premises and neighboring units.

No service animal or ESA shall be deemed permitted, approved, or grandfathered based on mere presence or delayed disclosure. Landlord's failure to immediately object to or remove the animal shall not constitute acceptance, consent, or waiver.

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3. **Unauthorized or Retroactively Declared Animals**

Any animal found on the Premises without prior written approval, including any animal later identified by the Tenant as a purported service animal or ESA, shall be deemed unauthorized and in material breach of this Lease. The Tenant may not claim protection under federal or state disability laws unless and until:

- A complete and timely accommodation request is submitted;
- Landlord receives and reviews the necessary documentation;
- Landlord provides a written, signed acknowledgment of the accommodation.

Tenant may not retroactively avoid fees, penalties, or Lease enforcement actions by asserting after-the-fact that an unauthorized pet is a service animal or ESA. Any such claims will be treated as noncompliant unless the procedural requirements outlined above are fully satisfied. Until such time, Landlord retains the right to pursue all remedies for unauthorized pet violations, including applicable fees, eviction, or recovery of damages.

4. **Tenant Responsibilities for Approved Assistance Animals**

If Landlord approves the accommodation request, Tenant agrees to the following ongoing obligations:

- Care and Control: The animal shall remain under Tenant's control at all times, shall not pose a direct threat to the health or safety of others, and shall not cause substantial physical damage to the property of others.
- Sanitation and Cleanliness: Tenant shall ensure that all waste, litter, or soiled materials caused by the animal are cleaned and disposed of immediately and properly.
- Noise and Behavior: The animal shall not create unreasonable noise, aggression, or nuisance conditions. Complaints of barking, growling, or offensive behavior may constitute grounds for revocation of the accommodation.
- Maintenance and Inspection Access: The animal must not obstruct Landlord's ability to conduct inspections, repairs, or showings.

Tenant shall remain strictly liable for any injury, personal property damage, pest infestation, or sanitation problems caused by the animal, whether to the Premises, common areas, or other tenants. Tenant further agrees to indemnify and hold harmless Landlord, Landlord's agents, employees, and contractors from and against any claims, demands, costs, or liabilities arising out of or related to the animal's presence on the property.

5. **Revocation of Accommodation**

If the approved animal poses a health risk, creates damage, becomes unreasonably disruptive, or the Tenant fails to comply with the terms of this Section or the Lease generally, Landlord reserves the right to revoke the accommodation, subject to applicable law. In such event, Landlord may:

- Require removal of the animal within a specified time;
- Seek judicial enforcement of Lease compliance;
- Terminate the Lease for material violation.

2.33 **SMOKING**

NO SMOKING OR VAPING IS PERMITTED INSIDE THE PROPERTY AT ANY TIME.

Tenants will be responsible for a fee of $500.00 for smoke remediatrion services.

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2.34 RESIDENT'S GUIDE

Tenant, and Tenant's agents, employees, invitees and family members, shall observe and comply with the rules and regulations, if any, set forth in or attached to this Lease. Landlord reserves the right at any time to prescribe such additional rules and make such changes to the rules and regulations as Landlord shall, in its judgment, determine to be necessary for the safety, care, cleanliness of the Property, for the preservation of good order, or for the comfort or benefit of residents generally.

2.35 EMINENT DOMAIN

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

2.36 INSPECTIONS

Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and agrees to notify Landlord prior to allowing any inspection of the Property by anyone.

2.37 VEHICLES

Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions. Vehicles that are unregistered or registrations are invalid will be towed at the tenants expense.

ONSITE PARKING SPACES/DESIGNATED PARKING SPACES:DESIGNATED PARKING INCLUDED

2.38 TRASH

All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup. Tenant will be responsible for any overages or citations as a result from their improper storage of trash. It is not the property owners responsibility to provide garbage cans MB Kesha Dawnwright

2.39 JOINT AND SEVERAL LIABILITY

Each individual executing this Lease as a "Tenant" is jointly and severally liable for all Lease obligations, regardless of whether any individual(s) vacates the Property before the expiration of the Lease. In other words, we may require any one individual to pay the entire amount of the Rent or other Additional Rent. It is Tenant's responsibility, and not Landlord's responsibility, to collect any amount that Tenant may believe a co-tenant owes to the other co-tenants.

PROHIBITED CONDUCT

Tenant shall not engage in any activity that disturbs, threatens, or interferes with the rights, comfort, health, safety, or convenience of others (including other residents and our agents, employees, vendors and contractors). Tenant shall not engage in or threaten violence, possess a weapon prohibited by law, discharge a firearm in the rental property, display or possess a gun, knife, or other weapon in a common area.

Tenant shall not disrupt Landlord's business operations or injure Landlord's reputation by making allegations against Landlord which are false or made in bad faith. Tenant shall not conduct any illegal or dangerous activity, and will not store any flammable, dangerous, illegal, or hazardous materials or substances, other than ordinary household cleaning materials in the Property.

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2.40 APPLICABLE LAW

The laws of Maryland shall govern the validity, performance and enforcement of this Lease. Jurisdiction and venue shall be in the State of Maryland.

2.41 ATTORNEY'S FEES AND COURT COSTS

If Tenant breaches this Lease in any respect, including, but not limited to, (a) the failure to pay Rent in a timely manner, (b) Tenant has committed any act that is ground for eviction, or (c) a dispute has arisen in connection with the negotiation of a new lease or lease extension, Landlord may choose to engage the services of an attorney (including in-house counsel) to represent, advise and otherwise assist us. Should Landlord employ an attorney because of any such violation or dispute, Tenant shall pay such reasonable attorney fees and court costs as are incurred by Landlord.

2.42 OWNER DOES NOT WAIVE LEGAL RIGHTS

The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.

2.43 TERMS

This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. In this agreement the singular shall include the plural and the plural shall include the singular, the use of any genders shall be applicable to all genders.

2.44 APPLICATION INFORMATION

If Tenant breaches this Lease in any respect, including, but not limited to, (a) the failure to pay Rent in a timely manner, (b) Tenant has committed any act that is ground for eviction, or (c) a dispute has arisen in connection with the negotiation of a new lease or lease extension, Landlord may choose to engage the services of an attorney (including in-house counsel) to represent, advise and otherwise assist us. Should Landlord employ an attorney because of any such violation or dispute, Tenant shall pay such reasonable attorney fees and court costs as are incurred by Landlord.

2.45 ACKNOWLEDGEMENT OF RECEIPT OF THE MD RESIDENTIAL TENANT BILL OF RIGHTS

Tenant acknowledges that, concurrently with the execution of this Lease, Landlord or Landlord's Agent has provided Tenant with a copy of the Maryland Residential Tenants' Bill of Rights as required under Md. Code Ann., Real Prop. § 8-5A-03, effective July 1, 2025. Tenant affirms that the Bill of Rights was delivered in paper or electronic format and that Tenant had a reasonable opportunity to review it prior to signing this Lease.

Tenant understands that the Residential Tenants' Bill of Rights is a summary of tenant rights under Maryland law and includes, among other things, information regarding habitability, eviction, security deposits, lease terms, fair housing protections, and available legal remedies. Tenant further acknowledges that this Bill of Rights is not a substitute for legal advice or for the terms of this Lease, which remain fully enforceable and binding upon execution.

By signing this Lease, Tenant affirms that they have received and read the Maryland Residential Tenants' Bill of Rights and understands that they may seek additional legal guidance if they have questions about their rights or responsibilities as a tenant.

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2.46 LEAD PAINT - APPLICATION LAW

Title X, Section 10108. The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards about the rental of residential real property. An owner of

pre-1978 housing is required to disclose to the tenant, based upon the owner's actual knowledge, all known lead-based paint hazards in the Property and provide the tenant with any available reports in the owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. If the Property was built prior to 1978, the Property is also subject to the Maryland Lead Paint Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the Property was constructed prior to 1978, all provisions of the Maryland Program will apply to the Property.

Classification of Property: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that (initial all that apply):

The Federal Program (check one)

☐ Built Before 1978 - the Property was built before 1978; the Federal Program applies.

☐ Built After 1978 - Property was built during or after 1978; the Federal Program does not apply.

The Maryland Program (check one)

☐ Built Before 1978 - Property was built prior to 1978, the Maryland Program applies fully.

☐ Built After 1978 - Property was built during or after 1978, the Maryland Program does not apply. Age Classification Unknown (check, if applicable)

☐ Age Classification Unknown - Landlord is uncertain as to age classification; therefore, Landlord acknowledges that, for the purposes of the rental contemplated by this Lease, The Property will be treated as though it had been constructed prior to 1978, and agrees that the

Property is fully subject to Federal and Maryland law as to the presence of lead-based paint and/or lead- based paint hazards.

NOTICE TO TENANT - LEAD BASED PAINT, HAZARDS, AND CONSUMER DISCLOSURES. Tenant acknowledges that Property may be subject to Federal and Maryland Law as to the presence of lead-based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures from Landlord:

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

The "Notice of Tenants Rights, Lead Poisoning Prevention" published by the Maryland Department of the Environment. (Under Maryland Law – The Maryland Lead Poisoning Prevention Program)

Tenant(s) has received a copy of the Lead Inspection Certificate where applicable.

Tenant understands and acknowledges that compliance under Federal and Maryland Law is the sole responsibility of the owner, and the Tenant will read and become familiar with the requirements of Federal and Maryland Law as contained in the above brochures and notices.

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By initialing below, you acknowledge and agree to the terms in Section 2.

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3. **Maryland Receipt of Security Deposit**

3.1 MARYLAND RECEIPT OF SECURITY DEPOSIT

Pursuant to Maryland Code, Real Property Article § 8-203.1, Landlord or Agent acknowledges receipt of a security deposit from Tenant in the amount of $1710.00, in the form of certified funds (e.g., certified check, money order, or other form acceptable to Landlord). This deposit has been collected in connection with the lease of the property located at 1129 Washington Boulevard, Baltimore, MD 21230.
By signing this Lease and delivering the security deposit, Tenant confirms receipt of this written disclosure of rights as required by Maryland law.

Tenant is advised that they have the right to request, by certified mail, an inspection of the leased Premises at the beginning of the tenancy. This inspection must be requested within fifteen (15) days of taking possession. If properly requested, Landlord or Agent shall conduct the inspection in the presence of the Tenant for the purpose of creating a written record of any existing damage to the Premises at the start of the Lease.

Tenant also has the right to be present during the move-out inspection conducted at the end of the Lease. To exercise this right, Tenant must send written notice by certified mail to Landlord or Agent at least fifteen (15) days prior to the intended date of moving. Such notice must include the Tenant's intended date of vacating, a request to be present during the inspection, and the Tenant's new mailing address. Landlord or Agent is then required to schedule the inspection within five (5) days before or after the Tenant's stated move-out date and provide written notice to the Tenant of the inspection date.

Within forty-five (45) days after the termination of the Lease and surrender of possession, Landlord or Agent shall either return the full amount of the security deposit or provide a written itemization of deductions. Any such itemization must specify the damages claimed, the actual costs incurred, and must be mailed by first-class mail to the Tenant's last known address. It is the responsibility of the Tenant to provide an accurate forwarding address in writing. If no deductions are made, the full amount of the security deposit shall be returned in the same manner.

Failure by the Landlord or Agent to comply with the security deposit laws may result in the Landlord being held liable for up to three (3) times the amount wrongfully withheld, in addition to reasonable attorney's fees. Landlord or Agent is required to retain a copy of this receipt for a period of at least two (2) years following the end of the Lease, whether through expiration, abandonment, or eviction. If Landlord or Agent fails to provide a written receipt for the security deposit at the time it is paid, Tenant shall be entitled to a statutory award of twenty-five dollars ($25.00).

By initialing below, Tenant acknowledges receipt of this security deposit notice, confirms the payment of the deposit in the amount stated above, and affirms understanding of their rights and responsibilities under Maryland law.

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4. **Sign and Accept**

4.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

Keisha Drumwright

Lessee Signature

08/25/2026

Date Signed

Lessee Signature

Date Signed

LesseeSignature

Date Signed

LesseeSignature

Date Signed

Millie Brown, Agent

Lessor Signature

08/25/2026

Date Signed

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