Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

1. RESIDENTIAL LEASE AGREEMENT

1.1 LEASE AGREEMENT

This agreement, dated 07/07/2026 is between **Emerald Property Management** and **Branden D. Castle, Tochuwku D. Opaigbeogu, Michael B. Guy** .

1.2 LANDLORD

The Landlord(s) and/or agent(s) is/are: Emerald Property Management (Agent), who may sign as an authorized representative on behalf of the owner of the Leased Premises and will be referred to in this Lease Agreement as "Landlord."

1.3 TENANT

The Tenant(s) is/are Branden D. Castle, Tochuwku D. Opaigbeogu, Michael B. Guy and will be referred to in this Lease Agreement as "Tenant."

1.4 RENTAL PROPERTY

The Landlord agrees to rent to the tenant the property

1832 E 28th Street
Baltimore, MD 21218

which will be referred to in this Lease as the "Leased Premises."

1.5 TERM OF LEASE AGREEMENT

The Lease Agreement will begin on **07/30/2026** and shall continue for a term of **12 months** , ending on **07/31/2027** .

1.6 USE & OCCUPANCY OF PROPERTY

1. The only person(s) living in the Leased Premises is/are: **Branden D. Castle, Tochuwku D. Opaigbeogu, Michael B. Guy** .
2. Any change in occupancy will require written consent of the Landlord and may be subject to an adjustment in the amount of rent.
3. The Tenant will use the Leased Premises only as a residence.

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

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

2. Rent & Move-In Costs

2.1 RENT

1. The amount of Rent to be paid monthly is:

Rent Income	**$1,495.00**
Pet Fee-Non Refundable	**$25.00**
Pet Fee-Non Refundable	**$25.00**
Liability to Landlord Insurance	**$10.50**
Admin Fee - Insurance Compliance Services	**$3.00**
Total:	**$1,558.50**

2. The rent is due in advance on of before the 1st day of each month. The rent due date is the date the Landlord must receive the Tenant's payment.
3. Tenant(s) agree to pay the rent and all additional rent when due on time, without demand. All additional charges, costs and fees set forth throughout this Lease Agreement, are considered to be additional rent. Upon the non-payment of additional rent, Landlord will have the same rights to proceed against the against the Tenant(s) for the collection or eviction as if Tenant(s) defaulted on the rental payment.
4. For any tenancy that is or becomes month-to-month, Landlord will give at least ninety (90) days' written notice before any rent increase may take effect.
5. Rental payments are made payable to: Emerald Property Management.
6. Rental payments paid by Credit Card, Debit Card, ACH, & Money Order shall be delivered to the Landlord at: The Portal provided by the Landlord or www.emeraldpropertymgmt.com

2.2 FUNDS COLLECTED ON OR BEFORE LEASE SIGNING

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing:

First Months Rent:

Rent Income	$1,495.00
Pet Fee-Non Refundable	$25.00
Pet Fee-Non Refundable	$25.00
Liability to Landlord Insurance	$10.50
Admin Fee - Insurance Compliance Services	$3.00
Total:	**$1,558.50**

Security Deposit: $1,495.00

Total Due: $3,040.00

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

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

3. Late Fee and Returned Payments

3.1 LATE FEE

1. A late fee may not be charged until rent is more than five (5) days past due—ten (10) days for properties in Baltimore City, Montgomery County, or Prince George's County—and shall not exceed five percent (5 %) of the unpaid rent.
2. Payments received by Landlord when there are arrearages, shall be credited first, to any outstanding balance, and then applied to the current amount due.

3.2 RETURNED PAYMENTS (NSF)

1. A returned payment fee of $35 will be added for all returned payments. A personal check will not be accepted as payment to replace a returned payment.
2. If there are 2 or more instances of returned payments, Tenant(s) agree that the Landlord may require all future payments to be made only by Certified Check, Money Order, Cash, or PayPal / Online Transfer.
3. If your financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

3.3 COURT-FILING SURCHARGE

In the event Landlord files any action for failure to pay rent or to enforce the terms of this Lease, Tenant shall pay, as Additional Rent, any surcharge assessed against the Landlord in accordance with Md. Code, Courts & Judicial Proceedings § 7-301(5)(ii).

By initialing below, you acknowledge and agree to the terms in Section 3.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

4. Security Deposit

4.1 SECURITY DEPOSIT.

1. The Tenant(s) have paid to the Landlord a Security Deposit of **$1,495.00** .
2. Tenant agrees that this security deposit is intended to secure the faithful performance by the Tenant of all terms, covenants and conditions of this Lease Agreement including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent and any other amount due and legally allowable under the terms of this Lease Agreement and in accordance with state and local laws and regulations.
3. The security deposit is held in an interest-bearing Maryland account. Landlord will return the deposit, accrued interest, and an itemized list of deductions within forty-five (45) days after Tenant vacates.
4. Tenant may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease in accordance with state and local laws and regulations.
5. Under no circumstance can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement.
6. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.
7. Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred to repair damages to the Property.
8. In the event of a sale of the property upon which the Property is situated or for the transfer or assignment by the Landlord of this Lease, the Landlord has the obligation to transfer the Security Deposit to the new landlord. After the transfer is made and after written notice of same is given to the Tenant with the name and address of the new landlord, Landlord is released from all liability for the return of the Security Deposit and the Tenant must look solely to the new landlord for the return of the Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new landlord.
9. In the event of any rightful or permitted assignment of this Lease by the Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by the Landlord as a deposit made by the assignee or sublessee and the Landlord will have no further liability with respect to return of such Security Deposit to the assignor.
10. Tenant agrees that this Lease serves as a receipt for the Security Deposit as set forth herein. Landlord acknowledges receipt of the Security Deposit in the amount of **$1,495.00 .**
11. In the event that multiple individuals make up the Tenant, it is understood and agreed by all parties that the Security Deposit shall be retained by the Landlord until the last individual designated as a Tenant under this Lease vacates the Property and all financial responsibilities have been fulfilled. The original individual residents of this Lease, who paid the Security Deposit, agree that any refund is to be given to the last remaining original tenant(s) listed on this Lease who is still residing in the Property at expiration of the then existing term, or earlier termination of, this Lease. It is the responsibility of the original individual residents constituting "Tenant" to make sure proper and current forwarding addresses are on file with the Landlord. Security deposit refunds may be made by one check jointly payable to all original individual residents.

By initialing below, you acknowledge and agree to the terms in Section 4.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

5. End of Lease

5.1 ENDING THE LEASE

At the end of this Lease Agreement or any renewal thereof, Tenant must vacate and shall immediately and peacefully surrender and return to the Landlord the possession of the Leased Premises in as good condition as when Tenant took possession less normal wear and tear. The Leased Premises shall be cleared out of all occupants, furniture, personal articles, and effects of any kind.

By initialing below, you acknowledge and agree to the terms in Section 5.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

6. Utilities and Services

6.1 UTILITIES INCLUDED WITH THE RENT

Utilities included with rent are: **None-Resident is Responsible for all utilities** .

6.2 UTILITIES

1. 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 in section 6.1 as included with the Rent.
2. 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 with a 20% markup when due.
3. 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.

6.3 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 6.4. 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.

Upon written request, Landlord will provide Tenant a copy of any underlying utility bill within thirty (30) days.

6.4 WATER USAGE FEE

During the Term of this Lease, Tenant shall pay a monthly water usage fee, which will be considered Additional Rent. This fee may be structured as follows:

- **Water Usage Monthly Fee Amount:** $_ (Leave blank if not applicable)
- **Water Usage Monthly Fee Percentage:** _% (Leave blank if not applicable)

If the Tenant moves in on any day other than the first of the month, this monthly charge will be prorated accordingly.

6.5 ADDITIONAL UTILITY CHARGES

The following utilities are not included in the rent and will be charged separately:

By initialing below, you acknowledge and agree to the terms in Section 6.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

7. Appliances

7.1 APPLIANCES INCLUDED WITH THE LEASE

1. Landlord will supply and maintain: **Stove/Oven, Refrigerator, Washer/Dryer, and Microwave** .
    - Tenant will keep appliances provided by Landlord in good working order and shall report any malfunction to the Landlord. Any damage sustained due to the neglect or misuse by Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement.
    - Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease term.
2. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

By initialing below, you acknowledge and agree to the terms in Section 7.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

8. Maintenance, Repairs and Property Condition

8.1 MAINTENANCE AND REPAIRS

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant. Tenant will be responsible for any repairs caused by his/her negligence.

1. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware.
2. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.
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. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
5. 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.
6. Tenant must abide by all local recycling regulations.
7. Tenant is responsible for all light bulbs, batteries, trash cans, and fuses.
8. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
9. The Tenant is not permitted to paint, make any alterations, improvements or additions to the Leased Premises without first obtaining the written permission of the Landlord. The Landlord's permission to a particular painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
10. The Tenant is responsible for removing snow and ice from stairs and walkways.
11. The Tenant shall maintain the lawn and landscaping by cutting grass, removing weeds and pruning trees.
12. The Landlord is not responsible for any lost pets due to any gates being left open, or openings in the fencing.
13. Tenant is responsible for routine pest prevention and treatment and must promptly notify Management of any pest activity, whereupon Management will dispatch its licensed pest-control vendor at Tenant's expense, except that Landlord will, at Landlord's cost, remediate wood-destroying insects or infestations directly caused by structural defects or conditions outside Tenant's control.
14. Tenant must replace and/or clean the filters for the heater and/or air conditioner on a regular basis.
15. Tenant will comply with all laws, codes, ordinances, and rules and regulations (including HOA's) applicable to the Property.
16. 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.
17. It is the Tenant's responsibility to clean the dryer lint trap after each use.
18. Tenant must keep trash in cans with tight fitting lids at all times. Yard must be kept neat and clean free of clutter and pet feces at all times. Any fines received by the county in which the property is located will be tenants responsibility.

8.2 CONDITION OF PROPERTY

1. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
2. The Tenant agrees that neither the Landlord nor his agent have made promises regarding the condition of the Leased Premises.
3. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

8.3 SPECIAL TERMS AND CONDITIONS

The Landlord and Tenant agree to the following extra services, charges and/or special terms:
The premises will be available in a reasonably safe, habitable condition.

By initialing below, you acknowledge and agree to the terms in Section 8.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

9. Pets

9.1 PETS ON PREMISIS

No pets (including, but not limited to, dogs, cats, birds, reptiles, or insects) may be kept on the Property without the prior written permission of the Landlord. If pets are allowed, an addendum containing pet provisions (the "Pet Addendum") must be attached to this Lease. If it is discovered that there is a pet on the Property without a signed Pet Addendum, the Tenant will immediately be billed up to a $500.00 additional non -refundable pet fee per pet and charged monthly pet rent retroactive from the Effective Date. This action is also considered breach of the terms of the Lease and could result in termination of the Lease. A service animal is not a pet. In order for Landlord to approve a service animal as a reasonable accommodation for a disability related need, Tenant must sign and provide documentation at our request.

By initialing below, you acknowledge and agree to the terms in Section 9.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

10. Rules and Regulations

10.1 RULES AND REGULATIONS

1. Vehicles parked on premises must be in working order with necessary registrations and/or inspections.
2. Late fees are strictly enforced and any unpaid fees will not be waived.
3. Absolutely no smoking or vaping of any kind is permitted in the leased premises.
4. The Tenant may not interfere with the peaceful enjoyment of the neighbors.
5. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before.
6. The tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
7. The Tenant shall abide by all Federal, State, and Local laws.
8. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased Premises.
9. The Tenant agrees not to use the Leased Premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
10. The Tenant agrees to test smoke detector(s) periodically as well as maintain operational batteries at all times.
11. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased Premises.

12. The Tenant agrees to test carbon monoxide detector(s) periodically as well as maintain operational batteries at all times. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).
13. The Landlord has provided fire extinguisher(s) for your safety. The Tenant may not misuse, dismantle, block or remove the fire extinguisher. The Tenant must report to the Landlord any use, malfunction or repair required. In the event of the negligent use of the fire extinguisher(s), the Tenant will be responsible for any damage to the Leased Premises as well as the replacement or refill of the fire extinguisher.
14. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
15. The Tenant may not use or store Kerosene or space heaters at any time in or around the Leased Premises.
16. The burning of candles is not permitted within the Leased Premises.
17. Under no circumstance may a stove, oven or range be used as a source for heat.
18. Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
19. The Tenant shall use ventilating fans at all times when bathing and cooking.
20. All windows and doors must remain closed during inclement weather.
21. The Tenant shall notify Landlord of any pest control problems.
22. The Tenant must notify Landlord of any changes in employment.
23. The basement and/or attic may not be modified for the use as living quarters without written permission of the Landlord.
24. Trampolines are not permitted on the Leased Premises.
25. Waterbeds and liquid furniture are not permitted without the written permission of the Landlord.
26. The Tenant must obtain written permission to install a satellite system or antenna on or around the Leased Premises.
27. The Tenant may not store or park a recreational vehicle, commercial vehicle, or watercraft on Leased Premises without Landlord's written permission.
28. The Tenant may not hang or place any signs on or about the Leased Premises.
29. The Tenant may not block the fire escape at any time.
30. Charcoal and Gas Barbecue grills may not be used or stored on any common areas, balconies, decks, patios, porches, and/or landings or entranceways.
31. The Tenant may not use windows, decks, or balconies for the purpose of drying laundry.
32. Landlord does not permit loud gatherings. A disturbance caused by Tenant or Tenant's occupants or invitees that results in any police action or complaints from neighbors is considered sufficient cause for termination of this Lease and action for eviction as permitted by law.
33. The Tenant shall abide by all rules and regulations mandated by any governing Condominium Association or Home Owners Association.
34. Tenant agrees to maintain an air temperature inside the property of 50-80 degrees Fahrenheit at all times, unless otherwise specified by state or local laws.
35. When a Tenant breaches any part of the lease, the landlord may impose a fine of $50-$100 per incident, as a reasonable estimate of costs and damages incurred by tenant. Nothing in this clause shall limit landlord's ability to seek and recover additional funds where the costs incurred by tenant and/or damages suffered exceed the amount listed here.
36. Tenant is not allowed to list the house on any short term rental sites for any reason.
37. Both Landlord and Tenant agree to update either party with change of email or phone number.

10.2 PREVIOUS LEASE AGREEMENTS

Tenant agrees that this is the only lease agreement in place and that all other leases are deemed invalid once this agreement is signed.

By initialing below, you acknowledge and agree to the terms in Section 10.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

11. Insurance

11.1 TENANTS INSURANCE REQUIREMENT

Tenant shall, at Tenant’s sole cost, obtain and maintain a renters-insurance policy that:

- Provides at least One Hundred Thousand Dollars ($100,000) in personal-liability coverage for bodily injury and property damage;
- Is issued by an insurer licensed to do business in the State;

• Lists "Emerald Property Management, and its successors and assigns" as an Interested Party / Additional Interest and provides thirty (30) days' written notice of cancellation or non-renewal to Landlord; and
• Remains in force for the entire tenancy with no lapse in coverage.

Tenant is **strongly advised**—but not required—to carry (i) replacement-cost personal-property coverage sufficient to protect Tenant's belongings and (ii) Additional Living Expense (loss-of-use) coverage to pay for temporary housing if the Premises becomes uninhabitable. The policy must be effective on or before the Lease start date, and proof of coverage (declarations page or certificate) must be uploaded to Landlord's insurance portal or otherwise delivered to Landlord before keys are released and upon each renewal.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

11.2 FAILURE TO MAINTAIN INSURANCE

If Tenant fails to provide valid proof of the liability coverage required above within five (5) days after written notice from Landlord, Tenant will be in breach of this Lease. As a temporary risk-mitigation measure, Landlord may (but is not obligated to) enroll Tenant in Landlord's master tenant-liability program (currently "FolioGuard Smart Ensure") and charge the monthly premium and any administrative fee as additional rent.

11.3 NO WAIVER

Landlord's election to enroll Tenant in the master program does not waive Tenant's obligation to obtain and maintain the policy required in § 11.1, nor limit Tenant's liability for any uninsured loss.

By initialing below, you acknowledge and agree to the terms in Section 11.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

12. Security Not Promised

12.1 SECURITY NOT PROMISED

The Tenant has inspected and acknowledges that all locks and smoke detectors are in working order. Any provided fire extinguishers, security alarm systems, and/or carbon monoxide detectors have also been inspected by the Tenant and are in sound working order. Tenant understands that although the Landlord makes every effort to make the Leased Premises safe and secure, this in no way creates a promise of security.

By initialing below, you acknowledge and agree to the terms in Section 12.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

13. Right of Entry

13.1 RIGHT OF ENTRY

1. Landlord may enter the Premises only after giving Tenant at least twenty-four (24) hours' written notice and only between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in an emergency.
2. In the event of an emergency, Landlord reserves the right to enter Leased Premises without notice. It is required that Landlord have a working set of keys and/or security codes to gain access to the Leased Premises.

    1. Tenants will not change, or install additional locks, bolts or security systems without the written permission of the Landlord.
    2. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense.
    3. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

By initialing below, you acknowledge and agree to the terms in Section 13.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

14. Automatic Lease Renewal

14.1 AUTOMATIC LEASE RENEWAL

Resident understands that this Lease automatically converts to a month-to-month tenancy at the end of the initial term unless either party delivers written notice of non-renewal within the timeframes set forth below. All other Lease terms remain in full force and effect during any month-to-month tenancy.

- **Landlord:** 60 days (MTM) / 90 days (year-to-year)
- **Resident:** 30 days (MTM) / 90 days (year-to-year)

14.2 EARLY TERMINATION – COURT-PROTECTED TENANT

If Resident (or a household member) is a victim of domestic violence or sexual assault and provides a valid protective or peace order, Resident may terminate this Lease upon thirty (30) days' written notice and shall be liable only for prorated rent through the date of vacating the Premises.

By initialing below, you acknowledge and agree to the terms in Section 14.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

15. Notices

15.1 DELIVERY OF NOTICES

1. Any notice, required by the terms of this Lease Agreement shall be in writing.
2. Notices sent to the Landlord may be sent to the following:
    1. P.O. Box 13, Upper Falls, MD 21156
    2. Email: admin@emeraldpropertymgmt.com
3. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
    1. Regular mail
    2. Personal delivery
    3. Certified or registered mail, return receipt requested.
    4. Electronic Delivery - Tenants Portal, Email, Text or other electronic delivery.

By initialing below, you acknowledge and agree to the terms in Section 15.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

16. Abandonment

16.1 ABANDONMENT OF LEASED PREMISES

If Tenant vacates the Leased Premises before the end of the Lease term or renewal thereof without written permission from the Landlord, Landlord may, at Landlord's sole discretion, hold Tenant in default of this Lease Agreement. If the Tenant fails to follow proper move out procedures, Tenant will be responsible for any and all damages and losses allowed by federal, state and local regulations as well as this Lease.

By initialing below, you acknowledge and agree to the terms in Section 16.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

17. Landlords Remedies

17.1 LANDLORDS REMEDIES

If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased Premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

1. The Tenant agrees that any expenses and/or damages incurred as a result of a breach of the Lease Agreement including reasonable attorney's fees will be paid to the prevailing party.
2. The Tenant agrees that any court costs and/or fees incurred as a result of a breach of the Lease Agreement will be paid to the Landlord or the prevailing party.

By initialing below, you acknowledge and agree to the terms in Section 17.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

18. Subordination

18.1 SUBORDINATION

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangements, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building and land.

By initialing below, you acknowledge and agree to the terms in Section 18.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

19. CONDEMNATION

19.1 CONDEMNATION

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant, however is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

By initialing below, you acknowledge and agree to the terms in Section 19.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

20. ASSIGNMENT OR SUBLEASE

20.1 ASSIGNMENT OR SUBLEASE

Tenant agrees not to transfer, assign or sub-lease the Leased Premises without the Landlord's written permission.

By initialing below, you acknowledge and agree to the terms in Section 20.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

21. JOINT AND SEVERAL LIABILITY

21.1 JOINT AND SEVERAL LIABILITY

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

By initialing below, you acknowledge and agree to the terms in Section 21.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

22. MISREPRESENTATION

22.1 MISREPRESENTATION

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of this Lease.

By initialing below, you acknowledge and agree to the terms in Section 22.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

23. BINDING OF HEIRS AND ASSIGNS

23.1 BINDING OF HEIRS AND ASSIGNS

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

By initialing below, you acknowledge and agree to the terms in Section 23.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

24. SEVERABILITY

24.1 SEVERABILITY

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments.

By initialing below, you acknowledge and agree to the terms in Section 24.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

25. Governing Law

25.1 GOVERNING LAW

This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

By initialing below, you acknowledge and agree to the terms in Section 25.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

26. ADDITIONAL CLAUSES

26.1 ADDITIONAL CLAUSES

1. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
2. Move-in/Move Out Inspection: Tenants have the right to be present during a property inspection for the purpose of making a list of damages that may exist at the beginning (move-in) of the Lease Agreement and at the end (move-out) of the Lease Agreement.

    1. This request must be made in writing within fifteen (15) days prior to the beginning of the Lease agreement for the move-in inspection. A Request for a move-out inspection must be made at least fifteen (15) days prior to the ending of the Lease Agreement along with the Tenant's intention to vacate, the date of moving, and the tenant's forwarding address.
    2. The Landlord must conduct the inspection within five (5) days before or after the Tenant's date of moving. Landlord will notify tenant of the time and date of inspection.

26.2 PARAGRAPGH HEADINGS

Paragraph headings in this Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

26.3 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.

26.4 SPECIAL TERMS AND CONDITIONS

This Lease Agreement includes the following special terms and conditions, which shall apply in addition to the terms outlined elsewhere in this Agreement. In the event of any conflict, the provisions in this section shall take precedence:

Any additional terms and conditions not listed above must be agreed to in writing by both the Landlord and Tenant to be enforceable.

26.5 RIGHT OF FIRST REFUSAL

For properties containing one (1)–three (3) dwelling units, Landlord will provide Tenant a thirty (30) day written right of first refusal to purchase the Property before completing a sale to a third party, per Md. Real Prop. § 8-119

By initialing below, you acknowledge and agree to the terms in Section 26.

X BC
Branden D. Castle

X MBGJ
Michael B. Guy

X TO
Tochuwku D. Opaigbeogu

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

27. LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS INFORMATION DISCLOSURE ADDENDUM

27.1 AGREEMENT

THIS AGREEMENT is attached to and made a part of the Residential Lease Agreement dated 07/07/2026 ,

by and between Branden D. Castle, Tochuwku D. Opaigbeogu, Michael B. Guy ("Resident" or "Tenant")

and **Emerald Property Management** ("Landlord"), for the Property located at:
1832 E 28th Street
Baltimore, MD 21218

27.2 LEAD WARNING STATEMENT

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

27.3 LANDLORD'S DISCLOSURE OR AGENT ACTING ON BEHALF OF LANDLORD

1. Presence of lead-based paint or hazards (check one)

- ☐ Known lead-based paint and/or hazards are present in the housing (explanation attached)
- ☑ Landlord has no knowledge of lead-based paint and/or hazards in the housing

2. Records and reports available (check one):

- ☐ Landlord has provided all available records and reports pertaining to lead-based paint and/or hazards
- ☑ Landlord has no reports or records pertaining to lead-based paint and/or hazards

27.4 MARYLAND LEAD LAW COMPLIANCE

For properties built prior to 1978, Landlord certifies:

- ☑ Property is registered with the Maryland Department of the Environment (MDE)
- ☑ Property meets Maryland Risk Reduction Standard
- ☑ Valid Lead Inspection Certificate has been obtained prior to occupancy (if required)

Lead Certificate #: 1149975
Certificate Date: 10/19/2025

27.5 TENANT RESPONSIBILITIES

Tenant agrees to:

- Promptly notify Landlord of any peeling, chipping, or deteriorating paint
- Not disturb painted surfaces in a way that may create lead hazards
- Allow access for required inspections, maintenance, or remediation

Failure to report potential hazards may result in additional liability.

27.6 AGENT'S ACKNOWLEDGMENT

- ☑ Agent has informed the Landlord of their obligations under **42 U.S.C. 4852d** and is aware of their responsibility to ensure compliance

27.7 RESIDENT'S ACKNOWLEDGMENT

☐ Resident has received all information listed above
☑ Resident has received the pamphlet: *Protect Your Family from Lead in Your Home*

27.8 CERTIFICATION OF ACCURACY

The parties certify that the information provided is true and accurate to the best of their knowledge.

By signing below, you acknowledge and agree to the terms in Section 27.

X Branden Castle
Lessee
IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III
Lessee
IP Address: 69.138.251.10
07/08/2026 02:04pm EDT

X Tochuwku Opaigbeogu
Lessee
IP Address: 146.75.222.186
07/08/2026 03:35pm EDT

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

28. LEASE ADDENDUM - Electronic Delivery of Documents

28.1 CONSENT TO RECEIVE LEGAL NOTICES ELECTRONICALLY

CONSENT TO RECEIVE LEGAL NOTICES ELECTRONICALLY – By signing this Addendum, you are giving your consent to receive all notices from management electronically, except notices issued pursuant to MD Code, Real Property, § 8-401. Your consent is optional, and you may elect not to sign this Addendum.

This LEASE ADDENDUM – Electronic Delivery of Documents ("Addendum") is incorporated into and made part of the Lease Agreement ("Lease") dated 07/07/2026 between Emerald Property Management, LLC ("Landlord") and
Branden D. Castle, Tochuwku D. Opaigbeogu, Michael B. Guy Tenant(s) for the residential rental Unit located at:

1832 E 28th Street
Baltimore, MD 21218

1. This Addendum is incorporated into the Lease and binding on all Parties.
2. By signing this Addendum, Tenant(s) consent to Landlord's issuing any and all notices and communications related to the Lease and Tenancy - including but not limited to notices of noncompliance, rent increases, entry notices, legal notices, and lease renewal - by electronic means, except as prohibited by law.
3. Any electronic communications to Tenants may be delivered via any of the following modes:
    - The tenant portal associated with the property management system; or
    - Email sent to the most current email address on file with the Landlord; or
    - Text message to the most current mobile number on file.
4. Tenant(s) acknowledge that electronic delivery constitutes valid and sufficient notice under applicable Maryland law except in matters where electronic service is insufficient.
5. Tenant(s) agrees to provide accurate contact information for electronic communications and to notify Landlord promptly of any changes to their email address, mobile number, or portal access.
6. Landlord may, at its discretion, serve Tenants with paper notices via mail and/or hand delivery in addition to or in lieu of electronic delivery, and such notice shall be sufficient.

By signing below, you acknowledge and agree to the terms in Section 28.

X Branden Castle
Lessee
IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III
Lessee
IP Address: 69.138.251.10
07/08/2026 02:04pm EDT

X Tochuwku Opaigbeogu
Lessee
IP Address: 146.75.222.186
07/08/2026 03:35pm EDT

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

29. BGE (Electric/Gas) Service Responsibility

29.1 PURPOSE

This Addendum is made as of **07/07/2026** and serves as an additional acknowledgment of utility responsibilities for the property located at **1832 E 28th St (DR)**
1832 E 28th Street
Baltimore, MD 21218
.

29.2 TENANT RESPONSIBILITY FOR UTILITY SERVICE

a) Tenant(s) must establish **Baltimore Gas & Electric (BGE)** service in their name before their scheduled move-in date and ensure the service is active upon occupancy.
b) Failure to transfer service before move-in may result in additional charges or penalties at the discretion of Management.
c) If the account remains in the Landlord/Management's name due to the Tenant(s) failing to establish service, the Tenant(s) will be responsible for all charges incurred, and Management reserves the right to issue fines or other lease enforcement actions.

29.3 PROOF OF ACTIVATION REQUIREMENT

a) Tenant(s) may be required to provide confirmation of active BGE service prior to receiving keys for the property.
b) If proof is not provided, move-in may be delayed, or alternative arrangements must be approved by Management.

29.4 GENERAL TERMS

This Addendum is attached to and made part of the lease agreement. All other lease terms remain unchanged. Any modifications to this agreement must be made in writing and signed by all parties.

By signing below, you acknowledge and agree to the terms in Section 29.

X Branden Castle
Lessee
IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III
Lessee
IP Address: 69.138.251.10
07/08/2026 02:04pm EDT

X Tochuwku Opaigbeogu
Lessee
IP Address: 146.75.222.186
07/08/2026 03:35pm EDT

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

30. Lease Addendum – Security Deposit Alternative

30.1 OBLIGO SECURITY DEPOSIT ALTERNATIVE TERMS

This addendum (the "**Addendum**"), effective as of the date signed below, is entered into by and between **Emerald Property Management** ("**Landlord**") and the undersigned tenant ("**Tenant**"). Both Landlord and Tenant are parties to a lease agreement for the rental unit located at
1832 E 28th Street
Baltimore, MD 21218

(the "**Lease Agreement**"). This Addendum is incorporated into and forms part of the Lease Agreement.

Landlord has partnered with Obligo Inc. ("**Obligo**") to manage tenant security requirements and offer a security deposit alternative service (the "**Obligo SDA**") to its tenants. If approved by Obligo, Tenant may sign up for an Obligo SDA instead of paying the security deposit amount identified in the Lease Agreement, and, by utilizing such Obligo SDA, pay Obligo for any charges submitted to Obligo by Landlord (the "**Charges**"), up to $ $1,495.00 (the "**Obligo SDA Value**"). If Tenant qualifies and signs up for an Obligo SDA, the following terms shall apply:

1. **Effect of Addendum.** Any provisions relating to the collection of a cash security deposit in the Lease Agreement shall hereby be replaced by this Addendum for so long as the Landlord and Tenant have active rights and obligations related to the Obligo SDA. Any provisions relating to deductions from, conditions for the return of, or forfeiture of a security deposit, including those provisions concerning a breach of the Lease Agreement or any lease break, shall be interpreted as requirements related to Charges. Landlord shall be permitted to submit Charges to the Obligo SDA for any amount(s) that it would be permitted to deduct from a security deposit or a security deposit alternative. All other provisions of the Lease Agreement not expressly modified by this Addendum shall remain in full force and effect. Failure to comply with this Addendum shall constitute a breach of the Lease Agreement and may be enforced accordingly.
2. **Tenant Obligations.** Tenant shall:
    1. pay any applicable nonrefundable service fees ("**Service Fees**") for the Obligo SDA to Obligo, as presented to Tenant, for the initial and any applicable renewal terms of the Obligo SDA (together, the "**Obligo SDA Term**"). The Obligo SDA shall automatically renew (and Tenant shall be charged applicable renewal Service Fees) until Landlord confirms that Tenant has vacated the rental unit or otherwise closes Tenant's Obligo account;
    2. maintain a valid preauthorized payment method for Service Fees and Charges throughout the Obligo SDA Term;
    3. respond to all notices and communications from Obligo, including any renewal or Charge notices;
    4. pay Obligo for any Charges up to the Obligo SDA Value; and
    5. not do, or omit to do, anything that constitutes a breach of Obligo's Terms of Service (available at https://www.obligo.com/terms-of-service).
3. **Landlord Obligations**. Landlord shall:
    1. accept the Obligo SDA in place of a security deposit;
    2. close Tenant's Obligo account by 5:00 PM local time on the final day for security deposit returns or charges to security deposit alternatives in the jurisdiction where the rental property is located; and

only submit Charges that would be permissible under the Lease Agreement and applicable law for deductions to Security Deposits and/or charges to security deposit alternatives.

4. **Consent to Electronic Communications.** Tenant hereby agrees to receive all communications and/or notices regarding Charges placed to their account by Landlord electronically, via Obligo. Any changes to Tenant's preferred email must be communicated to Obligo via the Obligo Platform.

5. **Changes to Obligo SDA Value**. Landlord may require an increase to the Obligo SDA Value pursuant to a renewal and/or extension of the Lease Agreement. Tenant will be notified of any such request, including any resulting increase in Obligo Service Fees, and have the opportunity to consent to any such change before it takes effect.

6. **Charge Disputes.** Tenant shall have the same right to dispute Charges with Landlord as if such Charges were deductions from a security deposit. Tenant's payment of Charges to Obligo shall not constitute a waiver of Tenant's right to dispute such Charges with Landlord.

7. **Fees & Obligo Deposit.** Service Fees and/or any other cash amounts paid to Obligo in connection with or to secure Tenant's Obligo SDA are not security deposits and are not held or managed by Landlord.

8. **Termination of Obligo SDA.** If the Obligo SDA is terminated for any reason during the term of the Lease Agreement, Tenant shall pay the security deposit stated in the Lease Agreement to Landlord within thirty (30) days of such termination.

By signing below, the parties acknowledge and agree to the terms of this Addendum as of .

By signing below, you acknowledge and agree to the terms in Section 30.

X Branden Castle

Lessee

IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III

Lessee

IP Address: 69.138.251.10
07/08/2026 02:04pm EDT

X Tochuwku Opaigbeogu

Lessee

IP Address: 146.75.222.186
07/08/2026 03:37pm EDT

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

31. Pet Addendum

31.1 TENANT RESPONSIBILITIES

This Addendum amends the lease entered into between Emerald Property Management, LLC and Branden D. Castle, Tochuwku D. Opaigbeogu, Michael B. Guy for the property located at:

1832 E 28th Street
Baltimore, MD 21218

This addendum amends the lease by adding the following:

1. The maximum weight at maturity of each animal is not to exceed 70pounds
2. The Pet fees are as follows:

    - ☐ $250 Non-Refundable Pet Fee
    - ☑ Monthly Pet Rent $25.00

3. Pet owners must supply Emerald Property Management with papers from a Certified Veterinarian stating the following:

    1. Breed
    2. Expected weight at maturity
    3. Proof of current inoculations, including Rabies
    4. A clear photo of your pet
    5. Any mixes of the following breeds are prohibited unless approved by Management: Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, Rottweiler, Doberman Pinscher, Chow Chow, Akita, Presa Canario, Cane Corso, Wolf hybrids, Belgian Malinois, Mastiffs, and any mixes of these breeds. If Management determines your pet to be aggressive (in nature, personality, or with the breed), your pet may not be allowed at the property. This will be determined by Management.
    6. Permission to have a pet can be revoked at any time if management determines the presence of the pet to be undesirable.
    7. The pet shall be kept on a leash at all times when outside. Resident shall not at any time leave the pet on a patio or balcony while away from the property. Resident shall promptly collect and remove all pet waste from the grounds of the property.
    8. The penalties for not cleaning up after your pet are $50 for each offense and up to a $250.00 fine.
    9. Resident shall ensure the pet does not at any time disturb any other neighbor or damage any property located in the Apartment or house. If in Manager's sole opinion and discretion, the pet has disturbed or is disturbing any other resident or has caused or is causing damage to property in the Apartment or house, then Resident shall permanently remove the pet from the Apartment or house within ten (10) days after written request.
    10. Resident's payment for damage caused by the pet shall not entitle the Resident to keep the pet. Resident's failure to permanently remove the pet as provided above or failure to comply with all other terms of this Pet Addendum shall constitute a default permitting termination of the Lease Agreement.
    11. Resident's failure to comply with the terms and provisions of the Pet Addendum or violation of any representation or assurance contained in this Pet Addendum shall constitute a default permitting termination of the Lease Agreement. Resident agrees that only the pet described and named below will occupy the premises. No additional or different pet is authorized under this agreement.
    12. Resident must contact the property manager for approval and an amended pet addendum before bringing additional pets into the home.
    13. Pets are to be kept on a leash at all times in common areas of the Property.
    14. Carpet will need to be professionally cleaned when vacating and proof of a receipt shown

31.2 PET INFORMATION

Tenants must submit vet records and a photo of pet

By signing below, you acknowledge and agree to the terms in Section 31.

X Branden Castle

Lessee

IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III

Lessee

IP Address: 69.138.251.10
07/08/2026 02:04pm EDT

X Tochuwku Opaigbeogu

Lessee

IP Address: 146.75.222.186
07/08/2026 03:38pm EDT







Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

September 2013

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- About health effects of lead
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

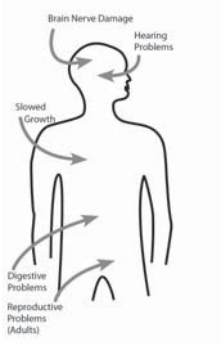
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and, in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 250 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8399.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children avoid fatty (or high fat) foods and eat nutritious meals high in iron and calcium. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

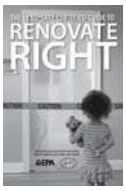
If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 250 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Remodeling, or Repairing (RRP) a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:



- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment and
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right.*

Other Sources of Lead

While paint, dust, and soil are the most common sources of lead, other lead sources also exist:

- **Drinking water.** Your home might have plumbing with lead or lead solder. You cannot see, smell, or taste lead, and boiling your water will not get rid of lead. If you think your plumbing might contain lead:
  - Use only cold water for drinking and cooking.
  - Run water for 15 to 30 seconds before drinking it, especially if you have not used your water for a few hours.

  Call your local health department or water supplier to find out about testing your water, or visit epa.gov/lead for EPA's lead in drinking water information.
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint (16 CFR 1303). In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products (76 FR 44463).

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/lead for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

This document is in the public domain. It may be produced by an individual or organization without permission. Information provided in this booklet is based upon current scientific and technical understanding of the issues presented and is reflective of the jurisdictional boundaries established by the statutes governing the co-authoring agencies. Following the advice given will not necessarily provide complete protection in all situations or against all health hazards that can be caused by lead exposure.

U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
September 2013

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

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X Branden Castle

Lessee

IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III

Lessee

IP Address: 69.138.251.10
07/08/2026 02:04pm EDT

X Tochuwku Opaigbeogu

Lessee

IP Address: 146.75.222.186
07/08/2026 03:38pm EDT

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

MARYLAND TENANTS' BILL OF RIGHTS

(EFFECTIVE JULY 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it by June 1 each year. Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

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

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research
- Consulting with an attorney

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

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

1. RENTAL APPLICATIONS

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

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

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

2. LEASES & TENANCIES

A landlord that rents five or more units in Maryland is required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.

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

- A statement of the condition of the property
- An explanation of who is responsible for utility bills and property repairs
- A receipt for your security deposit
- A copy of the most recent version of the Maryland Tenants' Bill of Rights
- Contact information for the landlord or the contact information of an agent authorized to receive notices and service of process on the landlord's behalf.

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

Some local jurisdictions may require additional information in leases.

A lease may not include:

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

An automatic renewal term in a lease must:

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

For the landlord to end your tenancy:

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

For you to end your tenancy:

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

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

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

(Real Property Article of the Maryland Code, Sections 8-208, 8-210, and 8-402)

3. RENT

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

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

4. SECURITY DEPOSITS

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

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

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

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

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

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

Charges a landlord may legally deduct your security deposit include

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

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

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

5. CONDITION OF RENTAL UNITS

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

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

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

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

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

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

You have the right to quiet enjoyment of your rental unit for the duration of your tenancy as well as the right to move in and use the unit starting on the date listed in your lease.

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

6. EVICTIONS

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

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

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

If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court. The 10 day notice requirement is not required for other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease.

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

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

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

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

7. CONSTRUCTIVE EVICTIONS

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

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

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

8. TENANT RIGHT OF FIRST REFUSAL

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

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it. You have 30 days from the date of the notice to make an offer to buy the property or decline.

If you make an offer with the same or better terms than those in the notice, your landlord must accept it. If you decline to make an offer, your landlord may sell the property to a third party.

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

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

9. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of race, color, religion, sex, disability, marital status, familial status, sexual orientation, gender identity, national origin, source of income, or military status. Some local jurisdictions may provide additional anti-discrimination protections.

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

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

Retaliation may include filing or threatening to file a lawsuit against you, increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities), failing to make necessary repairs, or terminating your tenancy, among other things.

Unless your lease provides otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters. Starting October 1, 2025, your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs and can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency. Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(Title 42, Sections 3601 and following of the United States Code; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2)

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

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

Maryland
DEPARTMENT OF HOUSING

10. RESOURCES

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

Tenant and Landlord Affairs Website (https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx)

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

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords
- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Access to Counsel in Evictions Program

Contact Information: Call 211 or go to Legal Help Maryland (LegalHelpMD.org)

Services Provided:

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

Maryland District Court Self-Help Centers

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

Services Provided:

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

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

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X Branden Castle

Lessee

IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

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Lessee

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X Tochuwku Opaigbeogu

Lessee

IP Address: 146.75.222.186
07/08/2026 03:38pm EDT

EMERALD PROPERTY MANAGEMENT
YOUR INVESTMENT. OUR PRIORITY.

Tenant Welcome Packet

Welcome Home!

Congratulations on your new home, and thank you for choosing Emerald Property Management! Our team is here to support you throughout your tenancy. If you have questions about rent or maintenance, we're happy to help.

For maintenance and after-hours emergencies, call (410) 697-1778.

What's Inside

- Move-In Report & Next Steps
- Rules & Tenant Policies
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- Tenant Portal & Mobile App
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Online Tenant Portal (via AppFolio App)

Stay connected and in control, anytime. Download the AppFolio app and activate your account!

- Pay rent instantly (debit, credit, ACH)
- Set up auto-pay
- Submit maintenance requests (add photos)
- Track request updates in real time
- View your lease and documents
- Update your contact info anytime

IOS Download / Android Download

Need help setting it up? Contact your property manager.

Move-In Report

Please complete and return the enclosed Move-In Report within 10 days of your move-in date. This protects both you and the property and serves as a baseline record of unit condition.

General

- ☐ Walls clean and damage-free
- ☐ Ceilings and floors in good condition
- ☐ Smoke detectors working
- ☐ Light fixtures and bulbs functional
- ☐ Windows and screens undamaged, open/close properly
- ☐ Doors lock and latch securely
- ☐ Blinds/shades intact

Living Areas

- ☐ Flooring clean and undamaged
- ☐ Outlets and switches work
- ☐ Heater/AC functional

Bedrooms

- ☐ Closet doors and shelves functional
- ☐ No visible damage

Kitchen

- ☐ Appliances clean and operational
- ☐ Sink drains properly, no leaks
- ☐ Cabinets/countertops in good condition
- ☐ Range hood/fan functional

Bathroom(s)

- ☐ Toilet flushes properly
- ☐ Sink and tub/shower drain and have no leaks
- ☐ Mirror and vanity in good shape
- ☐ Exhaust fan operational

Utilities

- ☐ Hot water working
- ☐ Electrical breaker panel accessible
- ☐ Thermostat functional

Tenant Comments/Noted Issues:

_____

_____

_____

Please submit to admin@emeraldpropertymgmt.com for completion.

Tenant Signature: _____ Date: _____

Manager Signature: _____ Date: _____

Rent & Payments

Mailing Address:

Emerald Property Management
P.O. Box 13
Upper Falls, MD 21156

Office Contact:
(410) 458-9741

Emergency Maintenance:
(410) 697-1778

admin@emeraldpropertymgmt.com
Online Hours: Monday - Friday
8:30am - 5:00pm EST

Payment Options:

- AppFolio Tenant Portal (preferred)
  - IOS Download / Android Download
  - Debit/Credit/ACH accepted
- Mailed checks or money orders (no cash accepted)
  - Make checks payable to Emerald Property Management LLC and include your address & unit number.
  - *$35 fee applies to all returned items.*

Late Fees:
Rent is due on the 1st of the month. A 5% late fee applies if not received by the 5th. (10) days in Baltimore City, Montgomery, or Prince George's County)

Tenant Policy Highlights

- No smoking inside the home.
- Rent due on the 1st of each month.
- Water bills are due upon posting.
- Renter's insurance with liability coverage is required.
- Tenants must maintain utility services for the lease duration.
- No unauthorized occupants or pets—contact us first for approval.
- No alterations or lock changes without prior approval.

Maintenance Requests & Tips

Submit all requests through your tenant portal for the fastest response. Always notify us of any issues right away.

To avoid common issues:

- Don't put food scraps (e.g. potato peels, onion skins) in the garbage disposal.
- Run water before/during/after disposal use.
- Only flush toilet paper—no wipes, paper towels, or hygiene products.
- Report any leaks, water damage, or mold concerns immediately.

Tenant Maintenance Responsibilities

- Keeping the home clean and sanitary
- Reporting all issues (especially water/mold) within 24 hours
- Quarterly HVAC filter changes
- Maintaining heat at 55°F minimum in winter
- Lawn care & landscaping
- Snow & ice removal
- Keeping exterior drains clear
- Proper trash storage (per city/county code)
- Cleaning dryer vent after each use
- Never tampering with smoke/CO2 detectors
- Emerald PM may enter with reasonable notice or in emergencies.
- Routine pest prevention and treatment in your home.
    - If you notice pests, please let us know right away. We will send our licensed pest-control company, and the cost will be charged to you.
    - The landlord will cover treatment only if the issue is caused by a structural problem or wood-destroying insects (like termites).

Emergency Maintenance: Call 911 first if life-threatening. Call BGE at 800-685-0123 for gas or power outages. Call (410) 697-1778 to reach Emerald Property Management after-hours maintenance services.

Emergencies include:

- Fire (call 911)
- Active flooding
- No heat or no water
- Sewage backup
- Gas smell (call BGE)
- Unsecured home (broken window/door/garage stuck)
- Power outage (after checking with BGE)
- Elevator emergency (person stuck
- Lockouts (tenant pays for service)
- Roof leaks

All non-emergency issues should be submitted via the tenant portal

Move-Out Instructions

To avoid fees or delays in deposit returns:

- Pay all rent and account balances
- Clean the home and remove all trash
- Clean and wax tile/hardwood floors if damaged
- Professionally clean carpet if stained/smelly beyond move-in condition
- Remove all nails and repair holes
- Ensure blinds/curtains are secure and clean
- Clean and leave appliances plugged in and on
- Remove all personal items (anything left may be disposed of at your cost)
- Clean windows and tracks
- Secure all doors and windows

NOTE: Refer to your lease for full policies. Noncompliance may result in additional fees or lease violations.

Emerald Property Management, LLC

P.O. Box 13 • Upper Falls, MD 21156
(410) 458-9741

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0.2_Welcome_Packet.pdf

X Branden Castle

Lessee

IP Address: 69.138.251.10
07/07/2026 05:34pm EDT

X Michael Boyd Guy III

Lessee

IP Address: 69.138.251.10
07/08/2026 02:05pm EDT

X Tochuwku Opaigbeogu

Lessee

IP Address: 146.75.222.186
07/08/2026 03:38pm EDT

35. Sign and Accept

35.1 ENTIRE AGREEMENT

1. Landlord and Tenant agree that this Lease Agreement and any attached Addenda, Rules and Regulations, and/or Special Terms and Conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.
2. Tenant acknowledges the receipt of any disclosures required by the State of Maryland as well as any disclosures required by federal, state, and local jurisdictions.

NOTICE: This is an important LEGAL document.

- You may have an attorney review the Lease Agreement prior to signing it.
- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions.
- Time is of the essence in this Lease Agreement.

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addenda and that he/she has received the following:

1. Copies of all Addenda, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises.

X Branden Castle

Lessee

IP Address: 69.138.251.10
07/07/2026 05:35pm EDT

X Michael Boyd Guy III

Lessee

IP Address: 69.138.251.10
07/08/2026 02:05pm EDT

X Tochuwku Opaigbeogu

Lessee

IP Address: 146.75.222.186
07/08/2026 03:39pm EDT

X Dylan Roberts

Lessor

IP Address: 174.254.198.55
07/09/2026 03:54pm EDT