Residential Lease Agreement – Baltimore City, Maryland

Date: August 16, 2025
Landlord(s): Paula McLaughlin-Keys & E. Denise McLaughlin
Tenant: Jamie Richard and Antonio Julius
Premises: 1724 E 31st Street, Baltimore, MD 21218

In consideration of the lease of the Premises and the mutual obligations herein, the parties agree as follows:

1. Use of Property

- Entire home leased for private, single-family residential use only. No commercial activity allowed.
- Unfurnished; tenant provides furniture.
- No subletting or assignment.
- No Rottweilers or Pit Bulls permitted, unless service animals per ADA.
- Guests may stay up to 3 days without written landlord consent.

2. Lease Term

- Lease runs from September 1, 2025 to August 31, 2026.
- Tenant(s) may take early possession beginning August 27, 2025, upon payment of pro-rated rent of $260.00 for the period of August 27, 2025 – August 31, 2025
- Automatically renews month-to-month unless either party gives 60 days' written notice to terminate.
- Early termination allowed in compliance with Maryland law (e.g., domestic violence or military deployment).
- Unauthorized holdover will be treated as tenancy subject to eviction (Md. Code §8–402).

3. Rent/Security Deposit

- $1,600/month due by the 1st of each month.
- Late fee of 5% applies after the 5th day (Md. Code §8–208).
- Acceptable payment: check, cash, or online transfer.
- The Landlords will hold the $1,600 deposit in accordance with Maryland law, in an interest-bearing account.
- A receipt including the account information will be provided to Tenants within 30 days. (Md. Code §8–203).

4. Utilities

- Tenant pays for all utilities directly, including electricity, sewer, heat, and gas. Water is included in the rental payment up to $125/month. Tenant will be responsible for any balance over $125 each month.

5. Rights & Responsibilities

- Landlord guarantees quiet enjoyment if lease terms and rent are satisfied.
- Tenant agrees to follow all laws and reasonable landlord rules.
- Landlord will deliver premises in safe, habitable condition (Md. Code §8–211).

6. Landlord Access and Inspections

Landlord or authorized agents may enter the Premises at reasonable times for inspections, repairs, or to comply with legal requirements. Except in emergencies, reasonable advance notice shall be provided. During the final **90 days** of the Lease,

Landlord may show the Premises to prospective tenants or buyers and place "For Rent" or "For Sale" signage unless prohibited by law.

7. Maintenance and Repairs

- **Tenant Responsibilities**: Tenant(s) shall maintain the Premises in clean, safe, and sanitary condition, including routine upkeep of plumbing, appliances, fixtures, and HVAC systems (replace filters every 6 months). Exterior areas (e.g., lawn, garden) must be kept tidy, and snow/ice must be removed from walkways per Baltimore City ordinance.
- **In house Inspection**: Landlord will schedule a home inspection every 6 months.
- **Repair Notification**: Tenant(s) must promptly notify Landlord of any damage or issues affecting habitability. Damage caused by Tenant(s) or their guests is the Tenant's responsibility.
- **Major Repairs**: Landlord is responsible for repairs exceeding **$100 per incident**, unless caused by Tenant(s)' misuse or neglect. Tenant(s) may not initiate major repairs without written consent.
- **Authorized Repairs**: Only Landlord or approved agents may perform repairs unless otherwise agreed in writing. Landlord shall maintain the Premises in habitable condition per **Md. Code, Real Property §8–211**.

8. Indemnity and Existing Damages

Tenant(s) shall indemnify Landlord against liabilities arising from violations or Lease breaches caused by Tenant(s) or their guests. Upon written request within **15 days of occupancy**, Landlord shall provide a list of existing damages.

9. Exterior Maintenance

Tenant(s) shall maintain any exclusive garden or lawn space in a neat and healthy condition, including watering, fertilizing, weeding, and trimming (grass must not exceed **6 inches**). Snow and ice must be removed from walkways in accordance with Baltimore City Code.

10. Landlord Access and Repairs

Repairs may only be performed by the Landlord or authorized agents unless written consent is provided. Landlord shall maintain the Premises in habitable condition pursuant to **Md. Code, Real Property §8–211**, which covers serious defects affecting health and safety.

11. Indemnity and Existing Damages

Tenant(s) shall indemnify and hold Landlord harmless from liabilities arising from legal violations or Lease breaches caused by Tenant(s), their guests, or occupants. Upon written request within **15 days of occupancy**, Landlord shall provide a list of existing damages.

12. Insurance Requirements

- **Tenant Property**: Tenant(s) acknowledge that their personal property is not insured by the Landlord. Renter's Insurance is strongly recommended.
- **Landlord Property**: Tenant(s) are not liable for damage to the Landlord's structure, furnishings, or systems unless caused by negligence.
- **Liability Coverage**: Tenant(s) are encouraged to maintain liability insurance for all personal property.
- **Compliance**: Tenant(s) shall not engage in activities that invalidate insurance policies or increase premiums. Violations may constitute Lease default.

13. Tenant Property and Liability

Landlord is not responsible for loss or damage to Tenant(s)' personal property or injuries unless caused by Landlord's negligence or misconduct. Landlord is not a bailee of any personal property. After Lease termination, Tenant(s) shall reimburse Landlord for reasonable, receipted costs of removing or storing abandoned property.

14. Alterations and Improvements

Tenant(s) shall not make alterations, additions, or improvements without prior written consent from the Landlord.

15. End of Term and Property Condition

- **Surrender**: Upon Lease termination, Tenant(s) shall return the Premises in the same condition as received, excluding ordinary wear and tear. All personal items and keys must be removed and returned.
- **Uninhabitable Premises**: If the Premises becomes unfit due to fire, disaster, or civil unrest, the Lease shall terminate immediately, with rent prorated to the event date.
- **Partial Damage**: If damage is partial and Landlord elects to repair, repairs shall be completed without unreasonable delay. Rent shall not abate.

16. Abandonment and Reletting

If Tenant(s) abandon the Premises, Landlord may re-enter and relet without liability for trespass. Tenant(s) remains liable for any rent shortfall. Personal property left behind may be deemed abandoned and disposed of after written notice, in accordance with **Md. Code, Real Property §8–216**.

17. Legal Compliance and Severability

This Lease shall comply with all applicable Maryland laws and prescribed lease forms. If any provision conflicts with such laws, the law shall govern and the conflicting provision shall be amended or removed. Mandatory provisions are incorporated by reference. If any part of the Lease is deemed invalid or unenforceable, the remainder shall remain in full force and effect.

18. Lease Amendments and Termination

- **Amendments**: Any changes to this Lease must be in writing and signed by both parties or their authorized representatives.
- **Non-Renewal**: Landlord may elect not to renew the Lease at the end of its term. Tenant(s) shall be notified via certified mail in accordance with Maryland's required notice periods (typically **60–90 days**, depending on lease type).
- If the Premises are **partially damaged** by fire or other casualty not caused by Tenant(s), Landlord shall promptly repair the damage. Rent shall be abated proportionally during the period of uninhabitability.
- If the damage is **substantial** and Landlord elects not to repair, the Lease shall terminate, and Rent shall be prorated to the date of the incident.

19. General Legal Provisions

- **Abandonment**: If Tenant(s) abandon the Premises, Landlord may re-enter and relet without liability. Tenant(s) remains responsible for any rent shortfall. Personal property left behind may be deemed abandoned and disposed of in accordance with **Md. Code, Real Property §8–216**.
- **Legal & Attorney Fees**: Tenant(s) shall pay all costs incurred due to Lease default, including attorney fees, court costs, and expenses, as additional rent. Unpaid amounts accrue **12% annual interest** from the due date until paid.

- **Governing Law**: This Lease is governed by the laws of Maryland. Conflicting provisions shall be amended to comply with applicable legislation.

Use and Care of Premises Tenant(s) shall:

- Promptly notify Landlord of any damage or condition affecting normal use.
- Maintain the Premises in clean, sanitary condition, including proper trash disposal.
- Avoid excessive noise or nuisance disturbing neighbors.
- Refrain from illegal activity on or near the Premises.
- Comply with all health, safety, fire, and housing codes.
- Obtain written consent before placing signs or making alterations.
- Arrange for inspection by a responsible party if unoccupied for **4+ consecutive days**, and provide contact info to Landlord.
- Upon Lease expiration, surrender the Premises in substantially the same condition as received, excluding reasonable wear and natural damage.

20. Hazardous Materials and Safety Compliance

Tenant(s) shall not store flammable, explosive, or hazardous materials that increase fire risk or violate insurance standards. Both parties shall comply with all applicable health, safety, and environmental laws, including **federal lead-based paint regulations** and **Maryland housing codes**.

21. Rules and Regulations

Tenant(s) acknowledges receipt of the Rules and Regulations, agree to abide by them, and shall indemnify Landlord for any liability resulting from breach.

22. Lead-Based Paint Disclosure

For properties built before **1978**, Landlord shall disclose any known lead-based paint hazards. Tenant(s) shall receive the federally approved **EPA pamphlet**, *Protect Your Family From Lead in Your Home*, as required by federal law.

23. Entire Agreement and Interpretation

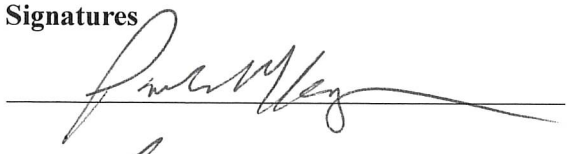
This Lease, including any signed addenda, constitutes the **entire agreement** between the parties. It shall be interpreted under the laws of the **State of Maryland**. Section headings are for convenience only and do not affect interpretation. This Lease is binding on the parties and their successors, but no rights shall benefit any successor of Tenant(s) unless expressly stated.

24. General Provisions

- **Waiver**: Landlord's waiver of any Tenant default does not waive rights regarding future defaults.
- **Binding Effect**: This Lease binds and benefits the parties and their legal successors. All covenants are conditions of this Lease.
- **Additional Rent**: All amounts payable by Tenant(s) under this Lease are deemed additional rent and may be recovered as rental arrears.
- **Joint Liability**: All Tenant(s) are jointly and severally liable for obligations and conduct under this Lease.
- **Locks**: No locks may be added or changed without prior written consent of both parties or as permitted by law.
- **NSF Fees**: Tenant(s) shall pay **$35** for each returned or non-sufficient funds check.

- **Early Termination**: If Tenant(s) vacate before completing **3 months** of residency, a **$2,500 monthly re-rent levy** applies for each remaining month.
- **Interpretation**: Headings are for convenience only. Singular includes plural, and masculine includes feminine.
- **Subordination**: This Lease is subordinate to any present or future liens or encumbrances placed on the Premises by Landlord.
- **Counterparts**: This Lease may be executed in counterparts.
- **Time of Essence**: Time is of the essence in all provisions of this Lease.
- **Indemnification**: Tenant(s) shall indemnify and hold Landlord harmless from any claims, damages, or liabilities arising from Tenant(s)' breach or conduct. This obligation survives Lease termination.
- **Landlord Liability**: Landlord is not liable for injury, death, or property damage suffered by Tenant(s) or their guests, unless caused by Landlord's negligence.
- **Tenant Responsibility**: Tenant(s) are responsible for the conduct of all persons on the Premises at their invitation or request.
- **Signage**: During the final **90 days** of the Lease, Landlord may display "For Sale," "For Rent," or "Vacancy" signs on the Premises.

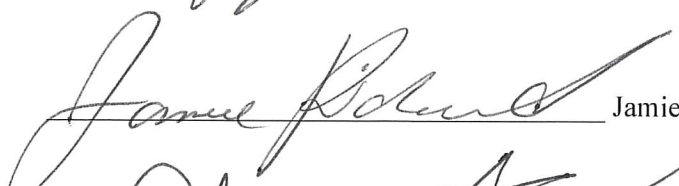
Signatures



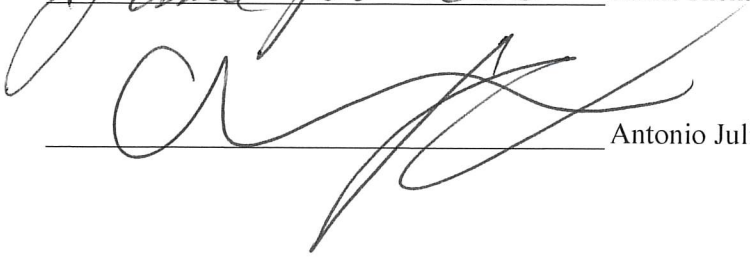
Paula McLaughlin-Keys, Landlord



E. Denise McLaughlin, Landlord



Jamie Richard, Tenant



Antonio Julius, Tenant

Signed this **16th day of August, 2025**:

Tenant(s) acknowledges receipt of the Maryland Tenants' Bill of Rights, attached hereto and incorporated by reference, as required by Maryland law effective July 1, 2025." • **Maryland Tenants' Bill of Rights**