Dominion Management LLC

1029 N Calvert St. • Baltimore, MD 21202
(410) 727-4305

1. LEASE AGREEMENT

1.1 AGREEMENT OF LEASE

This agreement of lease ("Lease"), made this 10/28/2026 , whereby Dominion Management, LLC, agent for the owner EDMONDSON FARMS LLC hereinafter referred to as Landlord, does hereby lease unto Timara V. Bumbray hereinafter referred to as Tenant, the premises known as
123 S Poppleton St
Baltimore, MD 21201
for the period commencing on the later of the 10/29/2026 or the date Landlord tenders possession of the Premises to Tenant, and ending on the 10/31/2028 , payable in equal monthly installments of

Rent - Section 8 (Baltimore City)	$1,490.00
Total:	**$1,490.00**

, in advance, without notice, deduction, setoff, or demand, on the first day of each month.

1.2 HOUSING CHOICE VOUCHER PROGRAM ADMINISTERED BY THE HOUSING AUTHORITY OF BALTIMORE CITY

On behalf of the Housing Choice Voucher Program, the Housing Authority of Baltimore City is responsible for $1490. The Tenant is responsible for the remaining portion of the total rent in the amount of $0, which is subject to change at any time during the term of this lease agreement. In addition to the financial and tenant-related responsibilities outlined in this lease agreement, you are required to be present (or have someone over 18 years of age be present) during the Annual HQS Inspection which happens once a year. Consequently, you may lose your rental privileges in accordance with the terms of this lease as well as your Section 8 voucher. If any of the aforementioned happens, you will be fully financially responsible for this lease agreement until its' expiration and through its' renewal in accordance with this lease.

This Lease is on the following terms, covenants, rules, and regulations which the Landlord and Tenant agree to keep and perform.

X TB
Timara V. Bumbray

1.3 ASSIGNMENT & SUBLETTING

Tenant shall not assign this Lease, or sublet said Premises, or any part thereof, nor permit the Premises to be occupied by anyone other than the persons specifically identified below, without the prior written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of the Landlord for any reason or for no reason, nor shall Tenant allow, use or permit the Premises to be used for any purpose other than that of a private residential dwelling. The following individuals are the approved occupants under the Lease:

Name	DOB	Social Security Number	Sex	Relationship
Timara Bumbray	11-16-1994	214-43-5513	F	HOH
Royal Bumbray	01-16-2025			

1.4 SECURITY DEPOSIT

Landlord hereby acknowledges receipt from Tenant of the sum of $300.00 , paid prior hereto, to be held as security for the faithful performance by the Tenant of the covenants, conditions, rules and regulations contained herein. The Security Deposit will accrue interest at the rate of 3% per year, accrued at six month intervals measured by the date the Security Deposit was paid (1.5% every 6 months). The Security Deposit, or any portion thereof, may be withheld for unpaid Rent, damage due to breach of this Lease or for damage by Tenant or the Tenant's family, agents, employees, guests or invitees in excess of ordinary wear and tear to the Premises, common areas, major appliances and furnishings owned by the Landlord. It is understood and agreed, however, that irrespective of said Security Deposit, Rent shall be paid when due, in accordance with the terms hereof. The Tenant shall have the right to be present when the Landlord, or the Landlord's agent, inspects the Premises in order to determine if any damage was done to the Premises, if the Tenant notifies the Landlord by certified mail of the Tenant's intention to move, the date of moving, and the Tenant's new address. The notice to be furnished by the Tenant shall be mailed to the Landlord at least 15 days prior to the date of moving. Upon receipt of the notice, the Landlord shall notify the Tenant of the time and date when the Premises is to be inspected. The date of inspection shall occur within 5 days before or 5 days after the date of moving as designated in the Tenant's notice. In the event of sale or transfer of the Premises by Landlord, the Landlord shall have the right to transfer, in accordance with applicable law, the Security Deposit to the vendee, or other transferee, and Landlord shall be considered released by Tenant for all liability for the return of such Security Deposit and Tenant shall look to Landlord's transferee solely for the return of said Security Deposit. It is agreed that this shall apply to every transfer or assignment made of the Security Deposit to any such transferee. The Security Deposit shall not be mortgaged, assigned or encumbered by Tenant without the prior written consent of Landlord and any attempt to do so shall be void.

The Tenant shall have a right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, no later than forty-five (45) days after the termination of the tenancy. The Landlord shall be further obligated to return any unused portion of the Security Deposit, by first class mail, addressed to the Tenant's last known address within forty-five (45) days after the termination of the tenancy. Failure of the Landlord to comply with Maryland's Security Deposit Law may result in the Landlord being liable to the Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees.

Landlord shall furnish to Tenant upon lease signing a detailed list of common damages and corresponding charges hereinafter referred to as the Security Deposit Settlement Guide. Charge amounts are subject to change at any time without notice. Should a damage be incurred that is not listed on the Security Deposit Settlement Guide, Landlord reserves the right to charge the cost of labor and materials to remedy the damage. Should the total charges against the Tenant exceed the Security Deposit and accrued interest, Tenant shall be responsible for reimbursing the Landlord.

1.5 DELIVERY DATE OF PREMISES

The Landlord has not guaranteed a specific delivery date for the Premises, and that the Tenant will only be charged Rent from the later of the commencement date specified at the beginning of this Lease or the date Landlord tenders possession of the Premises to Tenant.

1.6 BANK RETURNED CHECKS

Rent payments made by check which do not clear the bank cost the Landlord additional expenses for bookkeeping and clerical services and therefore, Tenant will pay to Landlord thirty-five dollars ($35.00) for bank returned checks.

1.7 DEFINITION OF RENT

All payments from Tenant to Landlord of any sums due to Landlord pursuant to the terms of this Lease, including, but not limited to, Court costs, shall be deemed Rent (hereinafter collectively, "Rent").

1.8 ADMINISTRATIVE AND ATTORNEY FEES

In the event Tenant, Tenant's family, agents, employees or guests violate any term or provision of this Lease, or the rules and regulations thereof, Tenant shall pay to Landlord, in addition to any other damages and expenses incurred by Landlord as a result thereof, an Administrative Fee, in the amount of twenty percent (20%) of the entire job cost but no less than one hundred dollars ($100.00), to help defray Landlord's costs incurred in connection with having Tenant remedy such Lease violation. Should Landlord employ an attorney because of any such violation, the Tenant shall pay in addition to the aforesaid Administrative Fee, and not in lieu thereof, such reasonable attorney fees as are incurred by the Landlord. Tenant shall be liable for such attorney fees whether or not Landlord institutes legal proceedings. However, where legal proceedings are instituted by Landlord against Tenant, and said proceedings result in a monetary judgment in favor of Landlord, those reasonable attorney fees for which Tenant shall be liable to Landlord shall not be less than fifteen percent (15.0%) of said judgment. Tenant is responsible and acknowledges their responsibility for the amount of a surcharge authorized under Section 7-301(c)(5)(II) of the Courts and Judicial Proceedings Article.

1.9 WAIVER

The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules or regulations of this Lease, or to exercise any option herein contained, shall not be construed as a waiver of such covenant, rule, regulation or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlord shall not be liable or responsible to Tenant for the violation of any covenant, rule or regulation in any other lease by any other tenant.

1.10 COMPLIANCE WITH RULES AND REGULATIONS

The Tenant, Tenant's family, employees, agents and guests, will observe and comply with the rules and regulations set forth in this Lease and which are to be considered a part hereof, and with such further rules and regulations as the Landlord may adopt. It is further agreed that the Landlord may modify these rules and regulations and that a violation of the rules and regulations is default under this Lease.

1.11 LEASE VIOLATIONS

If any of the representations made in Tenant's Lease Application are misleading or untrue, or if Tenant, Tenant's family, employees, agent(s) or guest(s) violate any provision of this Lease or any rule or regulation herein imposed, then Landlord may treat such representation or Lease violation as forfeiture under the terms of this Lease, with Tenant's possession of the Premises terminating on the date specified in Landlord's notice. Under such circumstances, Landlord may re-enter and take possession of the Premises by utilizing applicable law. If Tenant's possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, the Tenant will remain liable to the Landlord for the Rent through what would have been the expiration date of this Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by the Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the Premises, costs incurred in re-letting the Premises (such as rental commissions, administrative expenses and a proportionate share of advertising expenses), utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while same remains vacant, and costs incurred in redecorating the Premises. Tenant's proportionate share of advertising expenses shall be computed by dividing Landlord's total advertising expenses for the apartment community in which the Premises are located, for the shorter of the period of time in which the Premises remain vacant or the Lease term expires, by the number of vacant units in the apartment complex during that same

period of time.

1.12 INTERRUPTION OF SERVICE

The Tenant will receive no Rent reduction, nor will Landlord be liable to Tenant, due to repairs or interruption of services to utilities, appliances or equipment in or about the Premises or due to defects in the Premises not caused by Landlord's fault, omission, negligence or other misconduct; or due to the inability of Landlord to obtain proper fuel, utilities, or repair/replacement parts. In case it shall become necessary at any time, from accident or repairs, or to improve the condition or operation of the Premises, or any equipment or utilities appertaining thereto, for Landlord to stop or curtail the operation of said equipment or utilities, Landlord may do so, but in such case due diligence shall be used to complete the work.

1.13 RIGHT OF ENTRY

Landlord has the right to enter the Premises at any time by master key or, if necessary, by force, to inspect the Premises, to make repairs/alterations in the Premises or elsewhere on Landlord's property, to enforce any provision of this Lease or to show the Premises to prospective future tenants or purchasers without being liable to prosecution therefore, and Tenant expressly waives any and all claims for damages of any kind resultant from Landlord's entry into the Premises, and Tenant absolutely releases Landlord for any and all such damages. Landlord will notify Tenant in writing or by telephone for any inspections or other visits to the Premises that the Tenant has not initiated except for maintenance visits. Landlord will attempt to make any visits to the Premises, ***Monday through Friday, from 7:00 a.m. to 7:00 p.m.***, but does not guarantee that visits may not occur at other times and/or days. Landlord does not make appointments or send notification for maintenance requests.

X TB
Timara V. Bumbray

1.14 RE-ENTRY OF PREMISES

In the event Tenant abandons the Premises or is required to vacate the Premises due to Landlord exercising its rights upon Tenant's breach of Lease, then the Landlord shall have the right to enter the Premises for the purpose of making alterations and repairs, and may re-let the Premises for a term which may, at Landlord's option, be less than or exceed the period which would otherwise have constituted the balance of the term of this Lease, or any renewal or extension thereof, all without relieving the Tenant of the liabilities imposed by applicable law and this Lease Agreement. Landlord shall further have the right, without further notice, to dispose of any personal property left in or about the Premises or storage area by the Tenant, after the Tenant has vacated.

1.15 ABANDONMENT

Abandonment of the Premises shall be deemed to have occurred when a) the Tenant has removed the majority of Tenant's furnishings from the Premises or when b) Tenant shall fail to reside in the Premises for a period in excess of two (2) weeks, without notifying Landlord of Tenant's extended vacation, from which Tenant will return to reside full time in the Premises.

1.16 REPAIRS

Landlord shall be responsible for repairs to the Premises, its equipment and appliances furnished by Landlord, except that Tenant agrees to pay the cost for all labor and material for repairs, travel time for Dominion Management personnel and a commercially reasonable administrative fee when the damage or malfunction to the Premises, its equipment or appliances or any other part of the apartment community, is in any part due to the actions and/or inactions of Tenant, Tenant's family, guests, agents or employees. This shall include any unnecessary service calls made when the professional contractor responds and finds nothing wrong with the

problem reported.

X TB
Timara V. Bumbray

1.17 DAMAGE TO PREMISES

In case of damage to the Premises by fire or the elements (not caused by the fault, omission, negligence or other misconduct of Tenant, Tenant's family, employees, agents or guests), the Landlord will repair the damage, the Rent being suspended only for such time as the Premises, in the sole opinion of Landlord, shall remain untenantable; but if the Premises are so damaged that the Landlord shall decide in Landlord's sole discretion that it is not advisable to repair the Premises with the Tenant occupying same, this Lease shall terminate and the Tenant shall only be liable for Rent to the date of damage.

1.18 SECTION HEADINGS AND NUMBERS

Section Headings and Section Numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, construe, or describe the scope or intent of such sections or in any way affect this Lease.

1.19 HEIRS AND ASSIGNS

This Lease, and all covenants, conditions, rules and regulations herein contained, are binding upon and shall inure to the benefit of the successors and assigns of the Landlord and the heirs, administrators and those assigns of the Tenant who shall have been approved in accordance with the terms of this Lease.

1.20 NOTICES

All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to Landlord at 1029 N Calvert St, Baltimore, MD 21202. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by First Class or Certified Mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

1.21 AGENCY

If any employee of Landlord's at Tenant's request, moves, handles or stores anything, or drives or parks Tenant's motor vehicle, then and in every case, such employee shall be deemed Tenant's agent, and Landlord shall not be liable for any loss, damage or expense in connection therewith.

1.22 SUBORDINATION OF LEASE

This Lease is subject and subordinate to any mortgage or deed of trust now or hereafter covering the property of which the Premises leased hereby is a part and is subject and subordinate also to any extension, renewal, modification, replacement or consolidation of any such mortgage or deed of trust. The provisions of this Section shall be self-operative and no further instrument of subordination shall be necessary. Promptly upon the request of any person succeeding to the interest of the owner of the property of which the Premises hereby leased is a part, whether through the enforcement of any remedy provided for by law or by any such mortgage or deed of trust or as the result of any voluntary or involuntary conveyance or other transfer of such interest in lieu of foreclosure, the Tenant automatically, without the necessity of executing any further document, will become the tenant of such successor in interest.

1.23 ENTIRE AGREEMENT

This Lease contains the entire agreement between Landlord and Tenant, and can only be changed in writing, signed by both parties.

1.24 VERABILITY

If any provision of this Lease or application thereof to any person or circumstance is held invalid, that invalidity shall not affect other provisions or applications of this Lease which can be given effect without the invalid provision or application; and to this end, the provisions of this Lease are declared to be severable.

1.25 UTILITIES

Tenant shall continuously maintain, in Tenant's name, gas and electricity for the Premises. Tenant will pay all charges for heat, gas and electricity used in the Premises during the term of this Lease, and any renewal of extension of this Lease. Tenant shall pay all water and sewer bills for the Premises.

Any and all payments due for utilities, whether payable to the utility provider or to Landlord, shall be treated as additional Rent.

1.26 CONDITION OF PREMISES

Tenant agrees that the Premises will be made available to Tenant such that it will not contain conditions which constitute, or if not promptly corrected will constitute, a fire hazard or a serious and substantial threat to the life, health or safety of occupants.

1.27 EXISTING DAMAGES

Tenant agrees that Landlord requires Tenant to attend a walkthrough with a representative of the Landlord prior to keys being given. Should Tenant find any defects with the property or repairs that need to be made during the walkthrough, Tenant shall disclose such items to Landlord's representative and have items written on the walkthrough report that is completed on site. Tenant is responsible for all charges incurred for any and all damages, cleaning, etc. after keys have been given unless noted on the initial walkthrough report and signed by both Landlord's representative and Tenant.

1.28 VEHICLE PARKING

Tenant agrees that this Lease shall not confer upon Tenant, Tenant's agents, servants, employees, family or guests any right to park any motor vehicle in or on the Premises' parking facilities. Vehicles may not be parked on any surface except parking lot asphalt and/or parking pad(s) that are present adjacent to the leased premises. Vehicles, including motorcycles and mopeds, cannot be parked or stored inside the leased premises or on lawns, sidewalks, or other surfaces.

1.29 PAYMENT OF RENT

Tenant shall pay the Rent at the Landlord's office located at or at such other place as may be designated by the Landlord. Rent will be accepted by the Landlord Monday through Friday, between 9:00 a.m. to 5:00 p.m. Landlord will accept rental payments in the dropbox located at 1029 N Calvert Street. Except as may otherwise be required by law, or by the Landlord, all rental payments made by Tenant to Landlord shall be by check or money order. Landlord does not accept starter checks or third party checks. Landlord does not accept cash. Once Landlord has filed an action for Failure to Pay Rent or Warrant of Restitution, payments in full will only be accepted if made by money order. No partial payments or checks will be accepted by Landlord from Tenant once a Failure to Pay Rent or Warrant of Restitution has been filed.

Any and all payments by any tenant of a property managed by Dominion Management, LLC shall be governed by this Addendum. There are no exceptions to the rules and agreements contained herein.

Cash is not accepted by Dominion Management, LLC or by anyone acting on behalf of Dominion Management, LLC under any circumstances. Dominion Management hereby disclaims any and all responsibility to Tenant for cash payments made. Tenant acknowledges and agrees that Dominion Management, LLC shall not be held responsible for any such cash payments.

Dominion Management, LLC shall not be responsible for any cash payments made by any tenant and Dominion Management, LLC shall not reimburse any tenant for cash payments made, nor shall the tenant receive any credit for cash payments made on account of rent, security deposit, or for any other charge or sum due under the Lease. Any receipts purporting to evidence cash payments will not be honored by Dominion Management, LLC.

Tenant shall pay Rent, security deposit, application fees, water bills, citations, BGE fees, or any other sums due pursuant to the Lease by certified bank check, personal check or money order, each made payable to Dominion Management, LLC, with all sections of a money order properly and completely filled in to make the money order payable to Dominion Management, LLC.

In the event that Tenant makes a payment due pursuant to the Lease by personal check, and said personal check does not clear Tenant's bank for any reason, Tenant will be charged a $35.00 returned check fee. Should Tenant issue two personal checks in any twelve month period which checks do not clear Tenant's bank for any reason, Dominion Management, LLC will no longer accept Tenant's personal check, and only bank/certified checks or duly filled in money orders will be accepted.

Dominion Management, LLC never sends a representative to Tenant's rented property to collect rent or any monies due. Do not pay anyone alleging to be a representative of Dominion Management, LLC who comes to your rented property under any circumstances.

Tenant shall make all payments due under the Lease by mailing their check or money order to Dominion Management, LLC at **1029 N. Calvert Street, Baltimore, Maryland, 21202** or by delivering any such payments to said address by personal delivery or overnight mail.

Should Landlord employ an Agent to institute proceedings related to Rent and/or repossession of the Premises for non-payment of any installment of Rent, and should such Rent be due and owing as of the filing of said proceedings, Tenant shall pay to Landlord the reasonable costs incurred by Landlord in utilizing the services of said Agent.

1.30 LATE CHARGE

Tenant will pay, as additional rent, a charge of five (5%) percent of the Tenant's portion of the monthly rental as a late charge in the event that Tenant shall fail to pay, both while occupying the Premises and after vacating same, an installment of the Rent for a period of ten (10) days beyond the date on which it became due and payable. This shall not constitute a waiver of the Landlord's right to institute proceedings for Rent, damages and/or repossession of the Premises for non-payment of any installment of Rent. As a courtesy to Tenant, Landlord will allow an additional business day to pay the monthly rent due without penalty if the 10th of the month falls on a weekend or national holiday.

1.31 NOISE & BEHAVIOR

Tenant will not make, permit or facilitate any unseemly or disturbing noises or conduct by the Tenant, Tenant's family, employees, agents and/or guests; nor do, permit or facilitate any illegal or immoral conduct or obstruct or interfere with the rights, comforts or convenience of other tenants or Landlord. Tenant will not permit to enter the Premises or to remain therein any person of bad or loose character or of improper behavior. Tenant further agrees not to conduct, give or permit vocal or instrumental instruction or practice.

1.32 ILLEGAL DRUGS

If Tenant, Tenant's family, employees, agents and/or guests, engage in, permit or facilitate any drug-related criminal activity on or about the Premises, Tenant will be deemed to have substantially and materially breached this Lease Agreement with such breach being grounds to terminate Tenant's occupancy of the Premises. The term "drug-related criminal activity" means the illegal manufacture, sale, distribution, dispensing, storage, use or possession of a "controlled substance" as defined under Section 102 of the Comprehensive Drug Abuse Prevention and Control Act (21 USC 802(6), as amended) or of a "Controlled dangerous substance" as defined in

Article 27, Section 279 of the Annotated Code of Maryland, or to attempt, endeavor or conspire to manufacture, sell, distribute, dispense, store, use or possess a Controlled dangerous substance or controlled substance.

1.33 ALTERATIONS TO PREMISES

Tenant will leave the Premises at the end of the Lease term, or any renewal or extension thereof, in as good condition as received, reasonable wear and tear excepted, and will not, without written permission of the Landlord, make any alterations, additions or improvements (including painting and papering) to the Premises. Notwithstanding the above, any alterations, additions or improvements of a permanent nature which may be made to the Premises shall, at the expiration of the Lease term, or any renewal or extension thereof, be the property of the Landlord and remain with the Premises.

1.34 SURRENDER OF PREMISES

If the Tenant does not surrender the Premises at the end of the Lease term, or any renewal or extension thereof, the Tenant will make good to the Landlord all of the damages which the Landlord suffers as a result thereof, and will further indemnify the Landlord against all claims made by any succeeding tenant against the Landlord founded upon delay by the Landlord in delivering possession of the Premises to said succeeding tenant, so far as such delay is caused by the failure of Tenant to surrender the Premises.

1.35 WAIVER OF BREACH

Receipt by the Landlord of Rent with knowledge of the violation of any term or provision of this Lease or the rules or regulations thereof, shall not be deemed a waiver of such breach.

1.36 INDEMNIFICATION

Tenant agrees to indemnify, defend and save harmless the Landlord against all liability, costs and expenses, including attorneys' fees, and including liability arising from death or injury to person or property, during the term of this Lease, and any renewal or extension thereof, caused by any act or omission of the Tenant, or by the act or omission of the family, guests, agents or employees of the Tenant.

1.37 LIABILITY OF LANDLORD

Landlord shall not be liable for any injury, damage or loss to person or property caused by other tenants or other persons, or caused by theft, vandalism, fire, water, smoke, explosions or other causes unless the same is exclusively due to and solely caused by the gross negligence or willful misconduct of the Landlord. Failure or delay in enforcing Lease covenants of other tenants shall not subject Landlord to any liability. Tenant shall indemnify, defend and save harmless Landlord from any claim or liability from which Landlord is hereby exonerated. Tenant expressly releases Landlord for any and all claims, causes of action and for liability for any damages arising from or related to any action or inaction of Landlord, unless damages are solely caused by Landlord's gross negligence or willful misconduct.

1.38 TENANT HOLDING OVER

Subject to the Automatic Renewal Provisions of this Lease, if Tenant shall continue to occupy the Premises after the expiration of this Lease, or any renewal or extension thereof, such occupancy shall (unless the parties hereto shall otherwise agree in writing) be deemed to be under a month to month tenancy, hereunder just prior to the Tenant holding over, which shall continue until either party shall mail notice to the other at least two (2) months prior to the end of any calendar month, that the party giving such notice elects to terminate such month-to-month tenancy at the end of such calendar month, in which event such tenancy shall so terminate and Tenant shall promptly vacate the Premises. As long as the Tenant is in possession of the Premises, all of the obligations of the Tenant and all rights of the Landlord applicable during the term of this Lease shall be equally applicable during such period of subsequent occupancy.

1.39 CONDEMNATION

In the event the Premises or any part thereof, shall be taken under the power of eminent domain by any public or quasi-public authority, this Lease shall terminate as of the date of such taking and Tenant shall thereupon be released from any further liability hereunder. Under such circumstances Landlord shall be entitled to receive the entire award in the condemnation proceeding.

1.40 INSURANCE

During the term of this Lease, and any renewal or extension thereof, Tenant shall, at Tenant's sole cost and expense, purchase renter's form homeowner's insurance coverage providing for personal liability (bodily injury and property damage) coverage with a limit of not less than $500,000.00 each occurrence and $5,000.00 in medical payments coverage; and further, providing coverage to keep Tenant's personal property on and in the Premises insured for the benefit of Tenant against loss or damage resulting from broad form named perils on a replacement cost basis. If Tenant fails to obtain the aforementioned insurance, Landlord will not be responsible for any damages not directly caused by Landlord. Damages caused by weather elements and the liking will not be the responsibility of the Landlord. Tenants are responsible for obtaining the aforementioned insurance, and taking reasonable steps to secure their possessions against damages, generally, and against water damage, specifically. In addition, Landlord will not be held responsible for water damage to possessions in basements where Tenants have failed to perform general maintenance and keep rain gutters, sewers, drains, and other fixtures clear and free of obstruction.

X TB
Timara V. Bumbray

1.41 TENANT INDEMNIFICATION

Tenant shall indemnify and save Landlord harmless from all liability, damage or expense incurred by Landlord as a result of death or injury to persons, or damage to property (including the Premises) where this Lease Agreement required the Tenant to procure insurance for said liability, damage or expense, and Tenant failed to do so.

1.42 PRE-JUDGMENT INTEREST

If Tenant violates this Lease Agreement and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to prejudgment interest at the highest rate allowed by law, but in no event more than ten percent (10%) per annum, on the amount due Landlord, from the date the Landlord mails its written list of damages to Tenant.

1.43 QUIET ENJOYMENT

The only covenant of quiet enjoyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

1.44 SMOKE & CARBON MONOXIDE DETECTORS

Landlord has installed smoke detectors and carbon monoxide detectors according to code in the Premises and ensured that said detector(s) is in good condition and proper working order as of the beginning of the Lease term. Tenant agrees not to obstruct or tamper with said detector(s) or otherwise permit the detector(s) to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the detector(s) periodically and to report any malfunction therewith promptly to Landlord. Tenant assumes all liability to test the detector(s) and hereby waives and exonerates Landlord from any and all liability resulting from any defective detector(s) which Tenant shall not have specifically reported to Landlord Tenant acknowledges herein

the terms and conditions of the Smoke Detector Addendum to this Lease, including in this Lease folder, the terms of which are incorporated by reference herein. Tenant holds responsibility for ensuring that all smoke and carbon monoxide detectors are in their proper place with working batteries and agrees not to remove or dismantle said detectors. Failure to comply, shall result in a commercially reasonable administrative fee. Tenant may further be charged for batteries and/or new detectors and for the maintenance technician's time to install.

1.45 ENVIRONMENTAL CONTROL

Tenant shall, upon demand, reimburse Landlord the cost of any fine or penalty, and any reasonable attorney fees, paid or incurred by Landlord as a result of, or evolving out of, an Environmental Citation or a decision of the Baltimore City Environmental Control Board, a panel of the Board, or one of its hearing officers, when the violation is a result of any alleged act or omission of the Tenant or the Tenant's family, agents, employees, guests or invitees, or where the building in which the Premises is located is a single family dwelling and the act or omission which resulted in the issuance of the Environmental Citation was not the Landlord's responsibility under this Lease Agreement and was not committed by the Landlord. Landlord reserves the right to pay the citation without contesting the alleged events, and thereby bind Tenant to reimburse Landlord without allowing Tenant to dispute the citation and underlying basis alleged for its issuance. Any sums due under this provision to Landlord shall be considered Additional Rent and due upon demand. Tenant shall pay any and all Environmental Citations which come into Tenant's possession and/or are mailed to the Premises and are received by Tenant in the mail.

1.46 GUEST RESTRICTIONS

At any time during the term of this Lease, and any renewal or extension thereof, Landlord, in Landlord's sole and absolute discretion for any reason or for no reason, shall have the right to prohibit designated social guests and/or invitees of Tenant or other occupants of the Premises from entering upon Landlord's property, including both the Premises and lands surrounding the Premises.

1.47 PEST CONTROL

If Landlord notifies Tenant of a scheduled extermination of the Premises, and Tenant fails to prepare the Premises for such extermination in accordance with Landlord's instructions, Tenant acknowledges that by Tenant's failure to comply with Landlord's instructions, Tenant will have prevented Landlord's exterminator from properly exterminating the building in which the Premises are located. Under such circumstances, Tenant acknowledges that Tenant will be liable for any damages or losses sustained by Landlord as a result thereof and that Tenant will have materially and substantially breached this Lease Agreement. Extermination services are provided by an outside contractor, not by Landlord directly, and requests for appointments or scheduled times for service cannot be accommodated. Service schedule is set by the outside contractor. Extermination services are not provided by Landlord or its contractor for ants, roaches or any other insect, except by the sole discretion of the Landlord. Should the outside contractor report to Landlord any suspicion that the need for extermination could have been prevented by Tenant either by better maintaining the property, throwing away trash, or otherwise, Tenant assumes responsibility for the charge of the extermination.

1.48 AS-IS CONDITION

Tenant acknowledges that Tenant has had an adequate opportunity to inspect the physical condition of the Premises prior to signing this Lease and Tenant agrees that the condition of the Premises is acceptable, and Tenant is taking occupancy of the Premises in "AS-IS" condition, with all faults and defects, as same exist as of the date this Lease is signed by Tenant.

1.49 PETS

Tenant agrees not to keep any pets in or about the Premises except fish, birds, or one cat. Any other pet must be approved by Landlord. No pet sitting is allowed. If any unapproved animal is reported to be present at the property and Tenant has not sought written approval from Landlord to keep such pet, Landlord may at any time

demand the animal be removed from the premises. All pets must be properly contained during maintenance calls and at Landlord's request.

1.50 APPLIANCES

Tenant agrees not to install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises without the express prior written permission of Landlord.

Tenant agrees not to misuse or overload appliances or utilities furnished by the Landlord.

1.51 FURNITURE

Tenant agrees not to keep any water-containing furniture in the Premises.

1.52 WALLS & WOODWORK

Tenant agrees not to drive nails into the woodwork or walls of the Premises.

1.53 WALLPAPER, PAINT & MIRRORS

Tenant agrees not to apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color of paint within the Premises from that utilized by Landlord.

1.54 PORTABLE HEATERS

Tenant agrees not to store, install or operate, in or about the Premises, unvented, portable kerosene-fired heaters or any other portable space heaters unless such a space heater is expressly approved by Landlord in writing or unless a space heater is provided by Landlord to Tenant. In emergency maintenance cases where Landlord, maintenance staff and/or its agents cannot fix the heating problem, Landlord reserves the right to install portable electric radiator heaters that comply with the Baltimore City Code.

1.55 LOCKS

Tenant agrees not to change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Landlord. Upon termination of the tenancy, all keys to the Premises must be returned to the Landlord. If Tenant shall fail to comply with this Rule, Tenant shall pay Landlord $40.00 for reimbursement of the cost of changing or re-keying the locks plus labor and travel for technician's time. Should Tenant be locked out of the Premises, Landlord will send representative to let Tenant into the property with proof of identification. Charge for such trip will be $50.00 plus labor and travel for technician's time.

1.56 PERSONAL BELONGINGS

Tenant agrees not to leave any personal belongings (including lawn furniture) in the parking areas, lawn areas or other lands surrounding the Premises.

1.57 OBSTRUCTIONS

Tenant agrees not to obstruct, encumber or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairways and halls.

1.58 ADVERTISING

Tenant agrees not to display any advertisement, sign, or notice, inside or outside the Premises.

1.59 WIRES & ATTENNAS / SATELLITE DISHES / DIRECT TV

Tenant may not install any wire, cable, antenna or satellite dish for radio, television or other purposes, in or on the Premises, except to the extent authorized by the Federal Communications Commission and only after compliance with Landlord's Notice of Intent to Install Antenna/Satellite Dish on Exclusive Use Area (a copy of which is available from Landlord upon request). Tenant may not install "Direct TV" or any similar television provision service on or at the Premises. Tenant may not drill holes in the roof, outside walls, balcony railings or windows without prior written permission from Landlord. Landlord prefers that Tenant have contractor and/or agent of wire, cable, antenna or satellite dish company and/or its installer install a pole in the grass area if Landlord's land behind the premises to mount the necessary dish and/or hardware.

1.60 FIRE RISK

Tenant agrees not to store in the Premises or any storage area any material of any kind or description that is combustible, or would increase the risk of fire.

1.61 LITTER

Tenant agrees not to litter or obstruct the grounds around the Premises.

1.62 LAWS & INSURANCE

Tenant agrees not to do anything that would violate any law or increase the insurance rates on the Premises.

1.63 THROWING OF ARTICLES

Tenant agrees not to throw, or allow to be thrown, anything out of the windows or doors or down the passages of the building, or from the balconies or patios.

1.64 WINDOW SILLS & FIRE ESCAPES

Tenant agrees not to place anything on the outer edges of the sills of windows or on any fire escape.

1.65 FRONT STEPS

Tenant agrees not to permit Tenant or Tenant's family, employees, agents or guests to sit upon the front steps to the Premises or permit any loitering in the front entry area to the Premises in an apartment dwelling.

1.66 AUTOMOBILES

Tenant agrees not to wash, rinse, wax, service or repair any motor vehicle on the lands surrounding the Premises.

1.67 CLEANING OF RUGS, MOPS, ETC

Tenant agrees not to shake or clean any tablecloths, rugs, mops or other articles from any of the windows, doors or landings of the Premises. No rugs, blankets or comforters may be cleaned in any washing machines on the Premises.

1.68 STORM & SECURITY DOORS

Tenant agrees not to damage, remove or alter in any way the storm doors or security doors placed on any doorway to the Premises by Landlord.

1.69 COOKING GRILLS

Tenant agrees not to use or store any charcoal or gas grills or other open flame cooking devises on balconies or

patios. All charcoal or gas grills must be used at least 10 feet from the back entrance of the Premises.

1.70 DAY CARE CENTER

Tenant agrees not to provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Tenant by blood.

1.71 BEDROOMS

Tenant agrees not to erect a bedroom in any area of the Premises that is not designated as a bedroom during the initial inspection (walk-through) of the Premises before move-in.

1.72 OUTDOOR POOLS

Tenant is allowed to have only one outdoor plastic, vinyl or other material, kiddie pool, which must be less than 4' by 6' in length and width dimensions and/or may not exceed 18 inches in height, and must be under parental supervision at all times when in use or filled with water. Such pools must be emptied or covered at all times when not in use or be subject to removal at the written request of Landlord. Landlord is not responsible for the upkeep, maintenance, or proper supervision in use and monitoring of such pools.

1.73 GARBAGE & RUBBISH

Tenant agrees to acquire a trash receptacle for placing trash out for collection and place Tenant's garbage and rubbish for disposal only as Landlord directs. Tenant is responsible for all trash removal at their own expense.

1.74 LAWN CARE & SNOW REMOVAL

Tenant agrees to maintain a neat and well-groomed lawn during the spring and summer months and pay any and all fines and violations incurred in relation to overgrown grass, shrubs and/or bushes. Tenant also agrees to remove all snow from the Premises (unless in a multi-unit).

1.75 CONDITION OF PREMISES

Tenant agrees to keep the Premises in a neat, clean and sanitary condition.

1.76 BALCONIES & PATIOS

Tenant agrees to keep any balconies and patios of the Premises or on lands surrounding the Premises free of all personal belongings, except that Tenant may maintain lawn furniture thereon provided the same is maintained in a neat and orderly manner.

1.77 WINDOWS, DRAPERIES & BLINDS

Tenant agrees to keep the blinds/miniblinds in good order and repair, and keep all window coverings clean and keep all windows unobstructed. Tenant will be responsible for cost of replacement of identical blinds if blinds are not returned in good working order at conclusion of the Lease Agreement.

1.78 LOCKOUT

Tenant agrees to pay a $50.00 service charge to Landlord each time that Tenant locks himself/herself out of the Premises, and requests Landlord's assistance in gaining entry to the Premises. Tenant will also be billed for labor and travel time.

1.79 CHIPPING OR FLAKING PAINT

Tenant agrees to notify Landlord of any flaking or chipping paint found either on the inside or the outside of

the Premises.

1.80 LIGHT BULBS

Tenant agrees to replace, at Tenant's sole cost and expense, all light bulbs for light fixtures within the Premises. Reasonable accommodations will be provided by Landlord for installation of replacement light bulbs in rental premises with high ceilings and/or for handicapped, disabled, and/or elderly tenants. Tenant agrees to pay for the cost of all light bulbs, technician's labor and travel time, electrician's bill and a commercially reasonable administrative fee if Tenant reports an electrical problem that turns out to be a simple light bulb change.

X TB
Timara V. Bumbray

1.81 AUTOMATIC RENEWAL OF LEASE

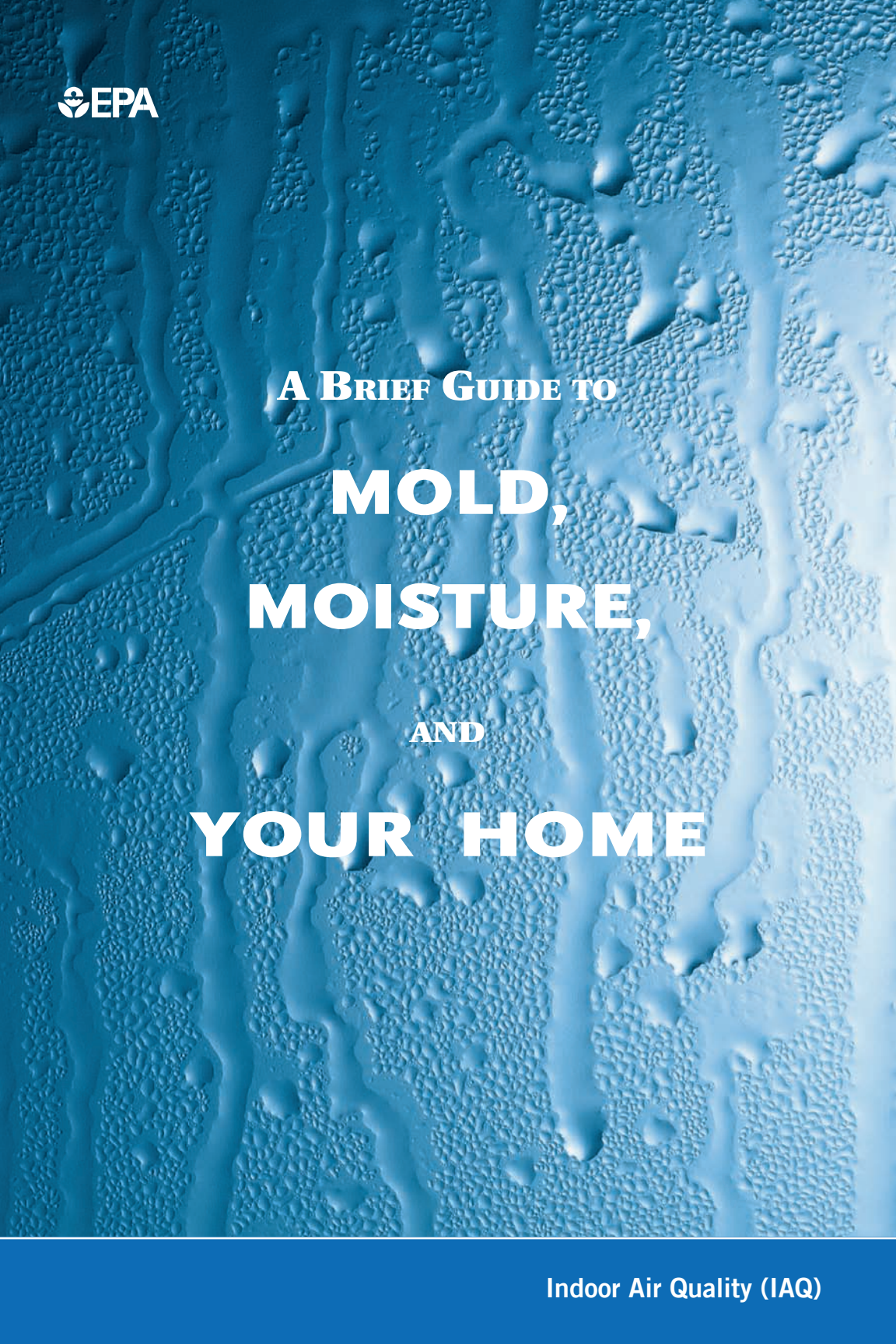
The tenancy of Tenant created under this Lease shall continue for a period of Month to month after its expiration, subject to the same covenants, agreements, rules and regulations as are herein set forth, unless Landlord mails to Tenant or Tenant mails to Landlord written notice (sent in accord with Section 1.20 of this Lease), at least sixty days (60) prior to the expiration date of the then existing term, of said Landlord's or Tenant's intention not to renew this Lease. If the Landlord mails a notice to the Tenant of its intention to not renew the Lease, and in said notice offers the Tenant a new Lease term pursuant to the terms and conditions therein contained which terms and conditions may vary from the terms of the present Lease, and if the Tenant does not otherwise notify the Landlord (in accord with Section 1.20 of the Lease) within thirty (30) days of the mailing of the Landlord's notice of the Tenant's intent not to renew the Lease, the Tenant shall be considered as Tenant under the terms and conditions specified in the Landlord's notice. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

1.82 TRANSFER TO ANOTHER DOMINION MANAGED PROPERTY

If after the Lease term has concluded, tenant desires to move to another Dominion Management LLC managed rental, Tenant must first submit a sixty (60) day notice to vacate the Premises. If Tenant does not have an outstanding balance or other unfulfilled obligations to Landlord, Landlord will approve of the sixty (60) day notice. Landlord's leasing agent will not show any property or guarantee approval of transfer to any other Dominion Management until an inspection of the Premises is performed. If Landlord finds condition of the Premises satisfactory, Landlord will agree to show Tenant another property. Landlord will at no point guarantee or hold a property for any Tenant prior to receipt of the sixty (60) day notice and execution of the inspection of the Premises. Tenant will be required to pay a security deposit for the second property. Security Deposits do not transfer from one house to another. Landlord reserves the right to, at any time, decide not to rent another property to Tenant.

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

X TB
Timara V. Bumbray


EPA
A Brief Guide to
MOLD,
MOISTURE,
AND
YOUR HOME
Indoor Air Quality (IAQ)

EPA 402-K-02-003
(Reprinted 09/2012)

This Guide provides information and guidance for homeowners and renters on how to clean up residential mold problems and how to prevent mold growth.

U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq

A Brief Guide to Mold, Moisture, and Your Home

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MOLD BASICS

- **The key to mold control is moisture control.**
- **If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.**
- **It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.**

Why is mold growing in my home?

Molds are part of the natural environment. Outdoors, molds play a part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

Can mold cause health problems?

Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

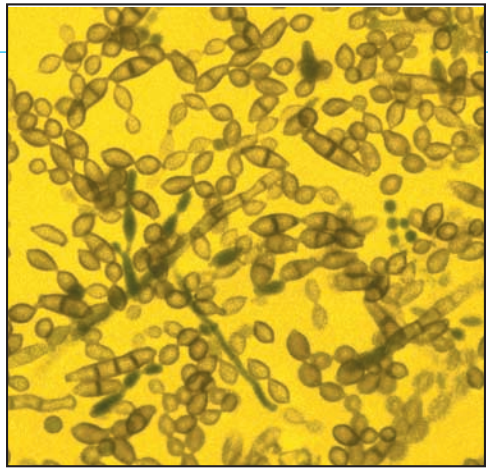
Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold?

It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a mold problem –

ACT QUICKLY.

Mold damages what it grows on. The longer it grows, the more damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygenists (ACGIH), or other guidelines from professional or government organizations.

- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.

- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.

- If you have health concerns, consult a health professional before starting cleanup.

MOLD CLEANUP GUIDELINES

Bathroom Tip

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- **Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.**
- **Scrub mold off hard surfaces with detergent and water, and dry completely.**



Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.

Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.

- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)

- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.

- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS



Mold growing on a suitcase stored in a humid basement.

It is important to take precautions to LIMIT YOUR EXPOSURE to mold and mold spores.

- **Avoid breathing in mold or mold spores**. In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about $12 to $25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or osha.gov/).

- **Wear gloves**. Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.

- **Wear goggles**. Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.

- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.

- You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.

- People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.

- Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD PREVENTION AND CONTROL TIPS

MOISTURE Control is the Key to Mold Control



Mold growing on the surface of a unit ventilator.

- When water leaks or spills occur indoors - **ACT QUICKLY**. If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.
- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive ($10-$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)

- Use air conditioners and/or de-humidifiers when needed.

- Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- Reduce the humidity (see preceeding page).
- Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- Cover cold surfaces, such as cold water pipes, with insulation.
- Increase air temperature.



Mold growing on a wooden headboard in a room with high humidity.

Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold

Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD



Mold growing on the back side of wallpaper.

Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.



Water stain on a basement wall — locate and fix the source of the water promptly.

ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/ humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.



Indoor Air Quality (IAQ)

Dominion Management LLC

1029 N Calvert St. • Baltimore, MD 21202
(410) 727-4305

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moldguide12.pdf

X Timara Vicktoria Bumbray
Lessee

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DOMINION MANAGEMENT
BALTIMORE'S BEST RENTAL PROPERTIES
1029 N. CALVERT STREET • BALTIMORE MD 21202
PH: 410-727-4305 • FAX: 410-727-2474

Pet Policy

Residents must obtain prior permission from Landlord before adding any pet(s) to the home. Residents are required to pay one-time nonrefundable pet fee in the amount of $250 per pet.

- Caged birds
- Fish in an aquarium (20 gallon maximum) with renters insurance
- Up to two (2) indoor cats
- Up to two (2) dogs (**not to exceed collective total of 50 lbs. full grown**). The following **breed restrictions** apply:
    1. Rottweiler
    2. Pit Bull or American Terrier
    3. Akita Inu
    4. Staffordshire Terrier
    5. Bull Terrier
    6. Doberman Pinscher
    7. Bulldog

Please note the following:

- A de-flea charge (actual cost) will be assessed at the time of move-out if necessary.
- Proof of animal licenses, inoculations, neutering, or spaying to be submitted by the resident.
- Pets are required to be on leashes whenever on property grounds.
- Pet feces must be cleaned up.

EQUAL HOUSING OPPORTUNITY

DOMINION MANAGEMENT
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1029 N. CALVERT STREET • BALTIMORE MD 21202
PH: 410-727-4305 • FAX: 410-727-2474

Housing Provider Policy on Service Animals and Emotional Support Animals (ESAs)

The housing provider recognizes the importance of Service Animals and ESAs for individuals with disabilities and is committed to providing reasonable accommodations to allow such animals in housing units, unless doing so would constitute an undue hardship or fundamentally alter the nature of the housing.

Definitions:
-Service Animal: A dog that is individually trained to perform specific tasks or work for a person with a disability.

- Emotional Support Animal (ESA): An animal that provides emotional comfort and support to a person with a mental or emotional disability and is recognized as a reasonable accommodation under the FHA.

Request for Accommodation
1.Residents requesting an exception to the no-pets policy must submit a written request along with appropriate documentation from a licensed healthcare professional verifying the need for the Service Animal or ESA.

- The documentation should confirm:
  - The resident has a disability under the FHA.
  - The animal is a Service Animal or ESA that provides the necessary support.

2. Verification and Review:
  - The housing provider may request documentation to verify the disability and the need for the animal but cannot require details about the individual's disability or medical history.
  - The provider may ask for documentation confirming that the animal is well-behaved, does not pose a direct threat, and is under the control of the individual (e.g., via leash or harness).

EQUAL HOUSING OPPORTUNITY

DOMINION MANAGEMENT
BALTIMORE'S BEST RENTAL PROPERTIES
1029 N. CALVERT STREET • BALTIMORE MD 21202
PH: 410-727-4305 • FAX: 410-727-2474

3. Animal Responsibilities:
- Residents are responsible for the care and supervision of their Service Animal or ESA, including cleaning up after the animal and preventing damage to the property.
- The animal must be kept in the presence of the individual or under control at all times.

4.Limitations and Exceptions:
- The housing provider may deny a Service Animal or ESA if:
  - The animal poses a direct threat to the health or safety of others.
  - The animal causes substantial damage to the property.
  - The animal is not well-behaved or is disruptive.
- The provider will evaluate each request on a case-by-case basis.

5. No Pet Fees or Deposits:
- Service Animals and ESAs must be allowed without pet fees or deposits, in accordance with FHA regulations.

6. Termination of Accommodation:
- The housing provider will engage in an interactive process with the resident if concerns arise about the animal.
- Accommodation may be withdrawn if the resident fails to comply with animal care responsibilities or if the animal is no longer needed for the disability

EQUAL HOUSING OPPORTUNITY

Dominion Management LLC

1029 N Calvert St. • Baltimore, MD 21202
(410) 727-4305

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Pet_Policy_Updated_10.20.2025.pdf

X Timara Vicktoria Bumbray

Lessee

IP Address: 73.128.112.112
10/28/2026 07:49pm EDT

DOMINION MANAGEMENT

BALTIMORE'S BEST RENTAL PROPERTIES

Upon move-out, tenant must deliver the property to Dominion Management in a clean, damage-free condition. Dominion Management will charge the tenant as necessary for failure to do so.

Property Address:_____

Exterior	
__Replace Address Sign	$20.00
__Replace Mailbox	$25.00
__Replace DM Sign	$80.00
__Replace Railings	$200.00
__Replace Security Door	$280.00
__Patch Security Door	$50.00 - $75.00
__Replace Exterior Door	$250.00
__Replace Exterior Door Lock	$40.00
__Replace Window	$125.00
__Replace Screen	$25.00
__Repair Gutters/Downspout	$50.00
__Cut Grass/Trim Bushes	$50.00
__Replace Fence (per sq. ft.)	$25.00
__Replace Exterior Light	$100.00
Trashouts & Cleaning	
__Trashout	$100.00 - $2000.00
__Cleaning	$75.00 - $250.00
__Steam Clean Carpet (per room)	$125.00
__Vacuum Carpet Throughout Home	$100.00
__Clean Windows	$15.00
Interior Doors	
__Replace Closet Door	$75.00
__Repair Interior Door	$75.00
__Replace Interior Door	$105.00
__Replace Interior Door Lock	$40.00
__Repair Forced Door Damages	$275.00
__Hang Closet Doors	$15.00
__Replace Closet Pole	$35.00
Floors	
__Replace Carpet (per room)	$250.00
__Replace Allure Floor (per 25 sq. ft.)	$175.00
__Replace Tile Allure Floor (per room)	$190.00
Light Fixtures	
__Replace Light Fixture	$75.00
__Replace Light Bulb	$4.00
__Attach Light Fixture	$15.00
Walls	
__Drywall Repair	$20.00 - $150.00
__Repaint (per room)	$125.00 - $200.00
__Repaint Throughout Unit	$800.00
__Touch up paint	$75.00 - $95.00
__Remove Wallpaper	$145.00
__Remove Stickers/Tape	$15.00 - $35.00
__Replace Mini Blind (each)	$10.00
Electric & Heat	
__Replace Outlet	$25.00
__Replace Vent	$25.00
__Replace Faceplate	$6.00
__Replace Electric Base Board Heater	$125.00
__Repair Radiator	$125.00
__Replace Phone Jack	$50.00
Kitchen	
__Replace 1 Cabinet	$125.00
__Replace 1 Cabinet Base	$175.00
__Replace Cabinet Drawer	$45.00
__Replace All Cabinets	$325.00
__Replace Countertops	$175.00 - $325.00
__Replace Faucet	$110.00
__Replace Cabinet Knob	$4.00
Bathroom	
__Resurface Bathtub	$250.00
__Resurface Shower/Bathtub Surround	$355.00
__Replace Shower Door	$225.00
__Replace Shower Head	$25.00
__Replace Toilet	$205.00
__Replace Toilet Seat	$35.00
__Replace Pedestal Sink	$125.00
__Replace Sink/Vanity	$340.00
__Replace Faucet	$100.00
__Replace Towel Rack	$22.00
__Replace Toilet Paper Holder	$22.00
__Replace Medicine Cabinet	$135.00
Hallways	
__Replace Metal Railing	$250.00
__Replace Wood Spindles (each)	$25.00
__Repaint Bannister	$125.00
Appliances	
__Replace Range Hood	$75.00
__Replace Stove	$425.00
__Replace Refrigerator	$590.00
__Replace Refrigerator Shelf	$35.00
__Replace Washer/Dryer	$400.00
__Replace Furnace/Condenser	$1,300.00 - $2,200.00
__Replace Ceiling Fan	$125.00
Detectors	
__Replace Smoke/CO Detector	$65.00
__Replace Smoke/CO Detector Battery	$3.00
Miscellaneous	
__Replace Doorbell Unit	$65.00
__Replace Thermostat	$125.00
Extermination	
__Exterminate for Cockroaches	$50.00 - $175.00
__Exterminate for Bedbugs	$400.00
__Exterminate for Rodents	$50.00 - $175.00

_____ _____

Tenant Date

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(410) 727-4305

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Security_Deposit_Damages_Acknowledgement.pdf

X Timara Vicktoria Bumbray

Lessee

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DOMINION MANAGEMENT
BALTIMORE'S BEST RENTAL PROPERTIES
1029 N. CALVERT STREET • BALTIMORE MD 21202
PH: 410-727-4305 • FAX: 410-727-2474

Addendum To Lease for:

Owner Name: _____

Owner Address: _____

THIS IS A LEGAL NOTICE AND IS INCLUDED AS PART OF YOUR CURRENT LEASE AGREEMENT.

SMOKE DETECTOR(S) As of October 1, 2001

Battery Operated Smoke/Carbon Monoxide Detectors
This apartment/house contains battery operated smoke/carbon monoxide detector(s). In the event of a power outage the battery powered smoke detector(s) will go off to provide an alarm suitable to warn the occupant of the apartment.

It is up to the occupant to check and replace batteries if necessary so that the battery-operated smoke/carbon monoxide detector is in working order at all times.

Or Alternating Current
This home contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm suitable to warn the occupant of the home.

This home also contains battery operated smoke detector(s). In the event of a power outage the battery powered smoke detector(s) will go off to provide an alarm suitable to warn the occupant of the apartment.

It is up to the occupant to check and replace batteries if necessary so that the battery-operated smoke detector is in working order at all times.

_____ _____
Signature of Tenant Date

_____ _____
Signature of Tenant Date

Address of Unit: _____

_____ _____
Agent for Owner Date

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(410) 727-4305

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Smoke_Detector_Addendum.pdf

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10/28/2026 07:49pm EDT

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2026)

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

Landlords must attach the latest version of this document to every residential lease.

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

Additional information may be available through:

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

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

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

(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)

1. RENTAL APPLICATIONS

Application fees:

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

- The refund must be made within 15 days of one of the following:
    - The tenant moved into the unit, or
    - The landlord or the applicant gives written notice that the applicant will not rent the unit.
- Before accepting an application fee, landlords who rent five or more units must disclose in writing whether they use criminal histories to screen applicants.

Application expenses:

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

Tenant screening report:

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

Criminal History Screening

- Landlords are not required to screen an applicant's criminal history, but if they screen any applicant, they must screen all applicants.
- A landlord's decision not to check an applicant's criminal history or to rent units to applicants with criminal histories may not be the basis for a civil claim against the landlord.
- If you are applying for housing from a landlord with more than five units who screens applicants' criminal history, the landlord must make a conditional offer for housing before they screen your criminal history.
- Before making a conditional offer, a landlord can require you to disclose whether you have been convicted of the following crimes in Maryland or an equivalent crime in any other state:
    - A sexual offense,
    - Child pornography,
    - First- or second-degree murder,
    - Human trafficking, or
    - Any crime that has ever required you to register as a sex offender.
- If you are applying for federally assisted housing, a landlord can also require you to disclose whether you have ever been convicted of manufacturing, distributing,

dispensing, or producing methamphetamine in federally assisted housing before making a conditional offer.

- Landlords can only withdraw a conditional offer for a substantial, legitimate, and nondiscriminatory reason if you have been convicted of:
  - a crime listed above, or
  - a felony in the five years before you applied for housing
- The landlord must notify you in writing why they withdrew the offer.
- You can request that the landlord reconsider the withdrawal of the conditional offer. You can provide written evidence that demonstrates:
  - there are inaccuracies in your criminal history record,
  - you have been rehabilitated since your criminal conviction, or
  - any other mitigating factors the landlord should consider.
- When reassessing applicants, a landlord must consider:
  - The nature and severity of the crime,
  - Your age at the time of the crime,
  - How long it has been since the conviction occurred,
  - Whether the crime occurred in your residence,
  - Whether the crime, if repeated, would impact the safety of other tenants, and
  - Any information provided demonstrating the applicant's rehabilitation and good conduct since the crime occurred.

Paying Rent with an Income-Based Housing Subsidy

- If you will pay your rent with an income-based housing subsidy, landlords cannot refuse to rent to you because of your:
  - Income,
  - Credit score,
  - Lack of credit score, or
  - Negative credit history that occurred when you didn't have the income-based housing subsidy.
- You, your subsidy paperwork, or documents provided by a public housing authority can confirm that you did not have a housing subsidy when your negative credit history occurred. The landlord can also request that a public housing authority confirm the dates that you had an income-based housing subsidy, but public housing authorities are not required to respond.

- Landlords can verify that you have enough income to pay the portion of the rent that is not covered by the subsidy and that you are required to pay. They must use the same rent-to-income ratios they use for tenants who do not use housing subsidies to pay their rent.

Pet policy:

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

Assistance Animals:

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

(Real Property Article of the Maryland Code, Subtitle 8-2A, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604; State Government Article of the Maryland Code, Section 20-705.1)

2. LEASES & TENANCIES

Written lease requirements:

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

A lease may not include:

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

An automatic renewal term in a lease must:

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

Ending tenancy:

- For the landlord to end your tenancy:
    - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.

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

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
  - A copy of a final protective order or peace order issued by the courts, or
  - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
  - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.
  - If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
  - If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

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

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

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee. If you make a partial rent payment, your landlord can charge a late fee only on the unpaid portion of your rent. The fee 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 or if you ask for a receipt.
- Rent Increases:
    - Your landlord may only increase your rent when your lease is renewed.
    - In most cases, they must tell you in writing 90 days in advance of any rent increase, unless the notice is given with a notice of intent to terminate the current tenancy.
    - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
    - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

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

4. UTILITIES

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

If your unit receives water from a private well, your landlord must:

- Share the most recent test results with you when you sign your lease, and
- Test the water every three years and share the test results with you.

If the water is contaminated above the levels set by the U.S. Environmental Protection Agency or the Maryland Department of the Environment, your landlord must provide a drinkable water supply until the water is no longer contaminated. Within 60 days, your landlord must:

- Permanently address the contamination, or
- Give you the opportunity to end your lease.

Your unit must include air conditioning from June 1st to September 30th if:

- You live in a building with at least 10 rental units, and

- Your landlord provided air conditioning after June 1, 2025 or your lease required your landlord to provide air conditioning, or
- Your rental unit is renovated and the electrical or heating systems are replaced or upgraded.

The air conditioning must be capable of cooling all habitable space in the unit to 80 degrees Fahrenheit, measured three feet above the floor. If your landlord controls the temperature, they must cool the unit to at least 80 degrees.

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

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

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

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

(Real Property Article of the Maryland Code, Sections 8-122, 8-208, 8-211, 8-212; Environment Article of the Maryland Code, Section 9-4A-04)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if you believe it would help your rental application. However:
    - Your offer must be voluntary. You should keep written evidence of your offer and your landlord's response.
    - Your landlord may not ask for or suggest that you need to offer a larger security deposit for your application to be approved.
    - Your landlord cannot change or increase requirements or deny your application in order to convince you to offer a larger security deposit.
- Your security deposit may be up to two months' rent if:

- You signed your lease before October 1, 2024 or
- You qualify for utility assistance from the Department of Human Services and your lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

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

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.
- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security deposit.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
  - Say that you plan to move,
  - Share your move-out date, and
  - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- Your landlord must return the rest of your deposit with interest within 45 days. You and your landlord can use Rental Security Deposit Calculator (dhcd.maryland.gov/housing/renter-landlord-resources/rental-security-deposit-calculator) to determine the amount of interest you should receive.

- If you were evicted or you abandoned your rental before the end of your lease, you must mail your landlord a written request to return your security deposit within 45 days of leaving the unit.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

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

If the deposit is not returned on time:

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

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

6. CONDITION OF RENTAL UNITS

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

Reporting a problem:

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

Mold-specific requirements:

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

Repair and Access:

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

If problems are not fixed:

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

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

Lead paint:

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

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

Living in your unit:

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

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

7. EVICTIONS

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

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

Court process required:

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

Your rights in court:

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

Notice before eviction:

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

Eviction requirements and stopping the eviction:

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

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

8. CONSTRUCTIVE EVICTIONS

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

When it applies:

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

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

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

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

What landlords must do to avoid constructive eviction:

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

9. TENANT RIGHT OF FIRST REFUSAL

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

When it applies:

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

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

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

Notice process:

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

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

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

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

10. PROHIBITED ACTS BY LANDLORDS

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

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

- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Unless required by federal law, landlords who own more than five units cannot publish ads saying they will not consider a tenant who has been arrested or convicted of a crime.

Retaliation:

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

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

Retaliation may include actions such as:

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

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

Notice requirements before your landlord can enter your unit:

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

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

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

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-2A-07, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

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

11. RESOURCES

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

Website: Office of Tenant and Landlord Affairs (dhcd.maryland.gov/Tenant-Landlord-Affairs)
Phone: 855-511-3423
Phone support is available in your language
Email: otla.dhcd@maryland.gov

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

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

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

MCCR investigates housing discrimination complaints.

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

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

Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

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

Services Provided:

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

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

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

Services provided:

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

Dominion Management LLC

1029 N Calvert St. • Baltimore, MD 21202
(410) 727-4305

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Tenant-Bill-of-Rights-V3.pdf

X Timara Vicktoria Bumbray

Lessee

IP Address: 73.128.112.112
10/28/2026 07:49pm EDT

7. Sign and Accept

7.1 ACCEPTANCE

IN WITNESS WHEREOF the parties hereto have set their hands and seals the day and year first above written.

WITNESS/ATTEST:

X Timara Vicktoria Bumbray
Lessee
IP Address: 73.128.112.112
10/28/2026 07:50pm EDT

X Kadijah Punch
Lessor
IP Address: 69.250.107.169
10/29/2026 02:52pm EDT