Fixed-Term Residential Lease

Clause 1. Identification of Landlord and Tenant

This Agreement is entered into between **Jada Nichole Johnson** ("Tenant") and **MARIA THOMAS** ("Landlord"). Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at **1st Floor, 2324 Madison Avenue**, ("the premises"), together with the following furnishings and appliances: **refrigerator, stove & stackable washer & dryer** . Rental of the premises also includes **n.a**.

Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and the following minor children: **n.a.**

Occupancy by guests for more than **2 WEEKS** is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

Clause 4. Term of the Tenancy

The term of the rental will begin on **10/18/27** and end on **10/17/2027** If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term.

Clause 5. Payment of Rent

Regular monthly rent.

Tenant will pay to Landlord a monthly rent of **$850** payable in advance on the 1st of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Only drafts for the full amount of the rent due will be accepted and should be made payable to **MARIA THOMAS** at **mailing address below** or at such other place as Landlord designates.

Delivery of payment.

Rent may be paid:

[**X**] by mail, to **P.O. Box 12250, Silver Spring, MD 20908**

[X] in person, at **2324 Madison Ave Baltimore Md 21217 building by Dove**

Form of payment ***Money Order Only*** .

Landlord will accept payment in these forms:

[ ] Personal check made payable to **Maria Thomas**

[**X**] Cashier's check made payable to **Maria Thomas** __

[ ] Credit card

[**X**] Money order

[**X** } Zelle to **Maria Manswell-Thomas # 917-202-5828 or PayPal -@MariaM677**

Prorated first month's rent.

For the period from Tenant's move-in date **10/18/26** through **10/31/26** Tenant will pay the Landlord the **$383.87 on or before 10/18/26** This amount will be paid on or before the date the Tenant moves in.

Clause 6. Late Charges

If Tenant fails to pay the rent in full before the end of the **5th Calendar day** after it's due, Tenant will pay Landlord as additional rent, a late charge equal to **5% of the rent due**, resident also agrees to pay the legal fees and court costs charged by the district court for any notices sent for non-payment of rent unless a court decision is rendered in favor of the resident. In the event of a Warrant of Restitution (put out or eviction notice) is issued, Resident also agrees to pay the additional Court cosset charged by the District Court and will also pay the sum of $65.00 should it become necessary for the Owner to hire men and /or equipment in advance for the purpose of being prepared for the put-out. Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

Clause 7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of **$30 t**o offset administrative costs incurred by the Owner's Office. After a second occasion that any Resident's check is dishonored by the bank, the Owner will only accept Money Orders or Cashier's checks as

payment for the Monthly Installments of rent.

Clause 8. Summary Ejectment Distraint:

If any installment of Rent shall become in arrears, the Owner shall have the right to use the process of summary ejectment or Distraint.

Clause 9. Security Deposit

On signing this Agreement, Tenant will pay to Landlord the sum of $**850.00** the equivalent of one months' rent as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within **30 days** after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by the Landlord, along with a check for any deposit balance. Owner may deduct from the Security Deposit any unpaid rent, electric bills, late charges, court costs, damage due to the breach of this agreement, and damages to the premises by the resident, their family or guests in excess of ordinary wear and tear.

Clause 10. Utilities

Tenant will pay all utility charges, except for the following, which will be paid by Landlord: **Water only**

Clause 11. Assignment and Subletting

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

Clause 12. Tenant's Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or

business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord/Tenant Checklist.

Clause 13. Repairs and Alterations by Tenant

a. Except as provided by law, or as authorized below, or by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises.

b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

Clause 14. Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

Clause 15. Pets

Cats and SMALL dogs are allowed, on a case by case basis **after the landlords written consent.**

Clause 16. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant **24hrs** notice before entering.

Clause 17. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for 7 or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

Clause 18. Possession of the Premises

a. Tenant's failure to take possession.

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. Landlord's failure to deliver possession.

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

Clause 19. Tenant Rules and Regulations

[ ] Tenants acknowledge receipt of, and have read a copy of, tenant rules and regulations, which are labeled Attachment A and attached to and incorporated into this Agreement by this reference.

Clause 20. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party [*choose one:* shall not/shall] recover reasonable attorney fees and court costs.

Clause 21. Disclosures

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

[ ] Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

[ ] Other disclosures: _____.

Clause 22. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

[**X**] The Landlord, at the following address**: P.O. Box 12250, Silver Spring, MD 20908**

[ ] The manager, at the following address: _____

[ ] The following person at the following address: _____

Clause 23. Additional Provisions

Additional provisions are as follows:

_____

Clause 24. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

Clause 25. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to tenants and procedures as required by law.

Clause 26. Entire Agreement

The tenant must have renter's insurance



Clause 27. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

Landlord Information:

Name: Maria Thomas

Address: P.O. Box 12250, Silver Spring, MD, 20908

e-mail: 2238.Eutaw.place@gmail.com

ph: 917-202-5828

Tenant Contact Information:

e-mail: Jada54280@gmail.com

ph: 443-852-9447

Jada Johnson		10/11/2026
Tenant Name	Tenant Signature	Date

Tenant Name	Tenant Signature	Date