# MARYLAND RESIDENTIAL LEASE AGREEMENT

**1. THE PARTIES**. This Residential Lease Agreement ("Agreement") made on the undersigned date is between:

Landlord's Name: **Rainbow Rowhomes**
Mailing Address: 268 S Duncan St, Baltimore, Maryland, 21231

Tenant's Name: **Riley Heaton Bruce**

**2. PROPERTY**.

Property Address: 1237 S Clinton St, Apt #1, Baltimore, Maryland, 21224
Residence Type: Duplex
Bedroom(s): 2 Bathroom(s): 2

**3. FURNITURE**.

The Property is not furnished.

**4. APPLIANCES**.

Appliances Included: air conditioner(s), dishwasher, microwave, heating units, refrigerator, smoke detectors, stove/oven, washer, dryer, and dehumidifier in basement

**5. RENT**.

Monthly Rent: $2,100.00
Due Date: 1st day of each month.
Acceptable Payment Methods:
-ACH (electronic bank transfer)
-PayPal to the e-mail of: rainbowrowhomes@gmail.com
-Zelle to the e-mail or phone number of: rainbowrowhomes@gmail.com

**6. TERM**.

This Agreement is a standard lease with a start date of November 14 2026 and ends at midnight on May 14 2028.

**7. EARLY MOVE-IN**.

The Tenant is not permitted to move into the Property before the Start Date.

**8. SECURITY DEPOSIT**.

Deposit Amount: $2,100.00
Returning to Tenant: 30 days or the statutory timeframe required under law, whichever is greater.

**9. PRE-PAYMENT OF RENT**.

The Tenant is not required to pre-pay rent other than the 1st month's rent amount which is due at the signing of this Agreement.

**10. LATE RENT**.

If Rent is paid after the due date, which includes any statutory rent grace period, there shall be a penalty that is interest-based on the amount owed equal to an interest rate of 5%.

**11. NSF FEE**.

No fee shall be charged to the Tenant for any check not honored by the Landlord's financial institution due to non-sufficient funds (NSF), a stop payment, or any other reason.

**12. PARKING**.

Parking is not provided by the Landlord. The Tenant must seek their own separate parking arrangement.

**13. UTILITIES & SERVICES**.

The Landlord is responsible for the following utilities and services: water, sewer, and trash are included in rent

All other utilities and services are the responsibility of the Tenant.

**14. PETS**

The Landlord allows pets on the Property. There are restrictions on the types of pets allowed on the Property. The Tenant is required to pay a pet fee in the amount of $300.00 which is refundable at the end of the lease if no damage to the Property is found. If damage related to the pet is found, it shall be deducted from the pet fee.

Allowed Pets: Cats, Dogs, Fish, Reptiles,
Number of Pets: The total number allowed on the Property cannot be more than 2 pets.
Weight Limit: There is no weight limit for any pets on the Property.

**15. MOVE-IN INSPECTION**.

Both the Landlord and Tenant must complete a move-in inspection when the Tenant takes occupancy or shortly thereafter to determine the Property's condition at the start of the Term. Such inspection shall include marking down any existing damage to the Property to reduce the Tenant's liability of being wrongfully charged for repairs.

**16. SMOKING POLICY**.

Smoking is not permitted anywhere on the Property. This includes, but is not limited to, the use of tobacco or marijuana products, whether through smoking, vaping, or any other traditional or non-traditional methods. The Landlord will strictly enforce any violation of this section.

**17. RENTERS INSURANCE**.

The Tenant must obtain renters insurance as a requirement under this Agreement during the duration of the tenancy. The policy must provide a minimum of $100,000.00. Proof of insurance must be provided before the start of Term and must be maintained through any renewals. Failure to maintain active renters insurance will be considered a breach of this Agreement.

The Landlord must be named as an additional insured or interested party on the policy to ensure protection and notification of any changes or cancellations.

**18. SUBLETTING**.

The Tenant shall not have the right to sublet the Property or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant shall be responsible for all actions and liabilities of the subtenant, including but not limited to any damage to the Property, non-payment of rent, eviction procedures, and any other liability related to the Property. In the event of an eviction, the Tenant shall be responsible for all court filing fees, legal representation, and any other liabilities in connection with removing the subtenant. The express written consent from the Landlord for one sublet agreement shall not authorize consent for any subsequent sublet agreements, and in such case, the Tenant must seek consent from the Landlord for the subsequent sublet agreement.

**19. NOTICES**.

If notice is sent by either Party, it shall be sent to:

**Landlord**

Landlord's Name: Rainbow Rowhomes

Mailing Address: 268 S Duncan St, Baltimore, Maryland, 21231

**Tenant**

Tenant's Name: Riley Heaton Bruce

Mailing Address: 1237 S Clinton St, Apt #1, Baltimore, Maryland, 21224

**20. AUTHORIZED PERSONS**.

The following individual(s) is/are allowed on the property:

Name(s): Kaleb Duenas- local property manager

**21. LEAD-BASED PAINT DISCLOSURE**.

The Property was constructed prior to January 1, 1978. Therefore, the Landlord is required to give the Tenant a "Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards" and the brochure "Protect Your Family From Lead in Your Home." With the Tenant's signature on this Agreement, they acknowledge receipt of both required disclosure forms, whether attached to this Agreement or given to them separately.

**22. DEFINITIONS**. The terms mentioned in this Agreement are defined below:

a.) Abandonment. If the Tenant vacates or abandons the Property for a period of up to seven days without informing the Landlord, the Tenant will be considered in default of this Agreement. If the

Landlord believes the Tenant has vacated and abandoned the Property, the Landlord is entitled to inspect the Property by providing 24 hours' notice or the timeframe required under Governing Law, whichever is greater.

b.) Access. Upon the start of the Proration Period or the Term, whichever is earlier, the Landlord agrees to provide entry to the Tenant in the form of keys, fobs, cards, or any type of keyless access to the Property and any shared Common Areas. Access to the Property shall be given after the successful payment and receipt of the amounts required at the execution of this Agreement.

c.) Additional Occupants. Also referred to simply as "Occupants," these are individuals who have a legal right to reside on the Property under the Tenant. The Tenant agrees to bear any and all responsibility and liability for any actions caused, directly or indirectly, by an Occupant.

d.) Disclosures. The Disclosures mentioned in this Agreement, whether or not they are attached, are accepted, acknowledged, and understood by the Tenant upon executing this Agreement.

e.) Early Move-In. If the Tenant is permitted an Early Move-In, and any pro-rated rent is required to be paid, such payment must be made by the Tenant at the execution of this Agreement. If applicable and selected in Section 7, this Early Move-In period shall be protected under the same rights as the Term of this Agreement.

f.) Furnishings and Appliances. The Tenant understands that the Furnishings and Appliances mentioned herein are under the Landlord's ownership and must be returned in the same condition as at the start of the Term.

g.) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Property is located.

h.) Guests. Individuals who are not named as the Tenant or an Occupant and are invited into the Property on behalf of the Tenant. Guests are permitted to stay on the Property for a period of no more than 48 hours.

i.) Late Fee. The Late Fee accumulates in accordance with the terms mentioned herein and the Governing Law, abiding by any statutory grace periods that may exist. Rent is considered late if not paid on the due date mentioned herein.

j.) Move-In Inspection. A Move-In Inspection, if required under this Agreement or Governing Law, shall be to protect the liability of the Tenant and the Security Deposit. Both Parties must write the Property's condition at the start and the end of the Term.

k.) NSF Fee. If a Non-Sufficient Funds (NSF) Fee is mentioned herein, the amount charged, or the maximum allowed under Governing Law, whichever is greater.

l.) Parking. Any Parking provided by the Landlord shall be at the Tenant's discretion. The Landlord is not responsible for any damage, property loss, or liability that may occur to the Tenant's vehicle.

m.) Pets. If any property repairs, odor removal, or other maintenance is required due to the Tenant's Pets, the costs shall be deducted from the Pet Fee or Security Deposit with an itemized list disclosed to the Tenant.

n.) Pre-Payment of Rent. If applicable, the Pre-Payment of Rent is applied to the dates mentioned herein, the Pre-Payment Period, and cannot be applied to any other timeframe. The Pre-Payment of Rent is non-refundable. Therefore, if the Tenant defaults on the terms of this Agreement and is terminated by the Landlord, they shall not be entitled to a refund of the Pre-Payment of Rent.

o.) Party or Parties. Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

p.) Property. The Property is the residential space permitted to be occupied by the Tenant and Occupants.

q.) Rent. The first payment of Rent shall be due at the execution of this Agreement. All subsequent Rent payments shall be made on the due date in accordance with the payment instructions set forth under Section 5.

r.) Renters Insurance. If Renters Insurance is required of the Tenant under Section 17, the Tenant agrees to maintain Renters Insurance, in accordance with the minimum liability amounts, for the duration of the Term. It must provide coverage for personal property loss or damage and liability coverage for bodily injury or property damage caused by the Tenant, their guests, or any person affiliated with the Tenant.

i.) Proof of Insurance. The Tenant shall provide the Landlord with a copy of the Renters Insurance policy declaration page or a certificate of insurance prior to the commencement of the Term and upon any renewal or change of the policy. The Tenant must also provide proof of insurance within 10 days of any written request by the Landlord as a requirement under this Agreement.

ii.) Policy Maintenance. The Tenant agrees to maintain the Renters Insurance policy in full force and effect for the duration of the Term and any renewals thereof. Failure to maintain the required insurance constitutes a breach of this Agreement and may result in termination of tenancy and eviction under local housing laws.

iii.) Landlord's Insurance. Tenant acknowledges that the Landlord's insurance does not cover the Tenant's personal property or liability. The Renter's Insurance is solely for the benefit of the Tenant.

iv.) Subrogation Waiver. The Renter's Insurance policy shall include a waiver of subrogation clause in favor of the Landlord, meaning the insurance company of the Renter's Insurance cannot seek recovery from the Landlord for any claims paid under the Renter's Insurance.

s.) Security Deposit. The Security Deposit is paid by the Tenant to the Landlord at the execution of this Agreement under the following terms:

i.) Payment. Payment of the Security Deposit must be made at the execution of this Agreement.

ii.) Returning to Tenant. The Security Deposit will be returned to the Tenant in accordance with the timeframe mentioned or Governing Law, whichever is greater. The timeframe shall start upon the Tenant's delivery of possession to the Landlord at the end of the Term.

iii.) Receipt. If required under Governing Law, the Landlord must provide a receipt for the payment of a Security Deposit.

iv.) Separate Bank Account. If required under Governing Law, the Security Deposit is required to be placed in a separate bank account.

t.) Smoking Policy. Smoking, under this Agreement, is defined as using a 3rd party device to inhale plant-based or non-plant-based substances. This includes vaping or the inhaling of any vapor-like products.

u.) Term. The Term shall be when the Tenant and any Occupants are permitted to reside on the Property.

i.) Standard Lease. If a standard lease is selected in Section 6, and the Landlord does not renew this Agreement by its end date, the Tenant must vacate and deliver possession to the Property by midnight (12:00) local time on the last day of the Term.

ii.) Month-to-Month Lease. If a month-to-month lease is selected in Section 6, either Party may terminate this Agreement by using the Termination Period mentioned or the minimum required under Governing Law, whichever is greater.

v.) Utilities & Services. The Tenant is responsible for any Utilities & Services not mentioned as the Landlord's responsibility.

w.) Violation of this Agreement. If the Tenant violates this Agreement, and more than one individual is named as a Tenant, they shall jointly be liable for all obligations under this Agreement, including but not limited to Rent, damage to the Property, outstanding utility bills, and any other liability.

**23. MISCELLANEOUS TERMS**.

a.) Active Military.

i.) Right to Terminate. Under the Servicemembers Civil Relief Act, the Tenant has the right to terminate this Agreement under the following conditions:

1.) Permanent Change of Station. If the Tenant's station is moved by 50 miles or more from the Property; or

2.) Deployment. If the Tenant is deployed with a military unit for a period of not less than 90 days.

ii.) Notice. For the Tenant to exercise termination under this section, written notice of termination and a copy of the official orders or a verification signed by the Tenant's commanding officer shall suffice.

iii.) Termination Effective Date. Under such termination, it shall be made effective 30 days after the first date on which the next rental payment is due after the notice of termination is delivered to the Landlord. No penalties or fees for early termination shall be charged to the Tenant. However, the Tenant is responsible for all Rent payments prior to the termination date.

iv.) Security Deposit. Upon such termination, the Landlord shall return the amount paid by the Tenant as a Security Deposit in accordance with this Agreement.

b.) Alterations. The Tenant is not allowed to alter, modify, or change the Property in any manner.

c.) Compliance with Local Laws. The Tenant agrees, during the Term, to adhere to all local, State, and Federal laws regarding any ordinances, orders, rules, and regulations.

d.) Delivery and Possession. To the best of their knowledge, the Landlord declares that they will deliver possession of the Property in a habitable condition with all utilities and services in working order. This includes being free of any pests, mold, leaks, or repairs needed that could affect the Tenant's living standards.

i.) Returning to Landlord. Upon the termination of this Agreement, the Tenant shall be obligated to return the Property in the same or similar condition upon moving out, wear and tear excepted.

e.) Dispute Resolution. Should a dispute arise from this Agreement, the Parties agree to attempt an amicable resolution. If unresolved, disputes shall be settled by binding arbitration within the Governing Law, following the rules of a mutually agreed-upon arbitration association. The prevailing Party may recover reasonable attorney fees. This Agreement is governed by the Governing Law.

f.) Equal Housing. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Property unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairments of the Tenant are encouraged to be provided and presented to the Landlord in writing to seek the most appropriate solution for providing modifications to the Property.

g.) Indemnification. The Tenant shall indemnify and hold the Landlord harmless against all losses, damages, liabilities, claims, and expenses (including attorney's fees) incurred by the Landlord arising out of or related to the Tenant's use or occupancy of the Property, except to the extent caused by the gross negligence or willful misconduct of the Landlord. This indemnification will survive the termination of this Agreement.

h.) Maintenance. Any maintenance required to maintain the Property's condition of habitability shall be the Landlord's responsibility, provided that it is not the result of the Tenant's negligence.

i.) Occupancy. Within 48 hours of the Tenant's occupancy in the Property, they accept that the Property is in working order and in a habitable condition.

j.) Right of Entry. The Landlord shall have the right to enter the Property, in accordance with Governing law or by providing 24 hours' notice, whichever is greater, for the following reasons:

i.) Maintenance and repairs;

ii.) Inspections;

iii.) Property showings;

iv.) Lease violations;

v.) Emergencies; or

vi.) Per local, State, or Federal laws.

k.) Right of Quiet Enjoyment. Both Parties shall have the right to quiet enjoyment of the Property, which shall not be infringed upon.

i.) Tenant's Right. The Tenant has the right to enjoy the Property without disruptive interference from the Landlord or other tenants. Any other disturbance outside the Landlord's power to mitigate shall be the responsibility of the Tenant to report to the appropriate authorities and cooperate with the Landlord in any reasonable measures to resolve the issue.

ii.) Landlord's Right. The Landlord and any other surrounding tenants have the right to enjoy the Property without disruptive interference by the Tenant. A violation of this section by the Tenant shall be considered a breach of this Agreement.

l.) Sale of Property. Upon the sale of the Property, the Landlord shall forward the new owner's contact information, and this Agreement shall be assigned to the Landlord accordingly. This Agreement shall continue in the event of a sale.

m.) Severability. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities, or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

n.) Subletting. If Subletting is allowed, the Tenant acknowledges that any subtenants must follow this Agreement and cannot occupy the Property longer than the Term. The Tenant accepts that any damage to the Property or any efforts to remove a sub-tenant shall be their sole responsibility. Furthermore, if a sub-tenant refuses to vacate the Property at the end of the Term, the Tenant shall be responsible for removing the subtenant and any loss of Rent of the Landlord.

**24. DEFAULT**.

a.) Tenant's Default. A default by the Tenant shall occur if the Tenant fails to pay Rent or any other payment required by this Agreement the day after it is due, including any grace periods provided under Governing Law. Default shall also occur if the Tenant violates any other term or condition of this Agreement and fails to cure such violation within 5 days after receiving written notice of the violation from the Landlord, or the notice period as required under Governing Law, whichever is greater. Upon default, the Landlord may exercise any remedy available under this Agreement or Governing Law, including but not limited to the termination of this Agreement, repossession of the Property, and initiation of legal proceedings to recover unpaid Rent and other claimed damages.

b.) Landlord's Default. A default by the Landlord shall occur if the Landlord fails to perform any of its obligations under this Agreement, and such failure continues for 10 days after the Tenant gives the Landlord written notice of such failure. Upon default, the Tenant may exercise any remedy available under this Agreement or applicable law, including but not limited to the right to terminate this Agreement, deduct the cost of repairs from future rent payments, and/or seek damages or specific performance through legal action.

c.) Notice of Default. Any notice required under this section shall be given in writing and shall be deemed sufficiently given if delivered in person or sent by registered or certified mail, return receipt requested, to the other Party at the address set forth in this Agreement or to such other address as either Party may have provided by written notice.

**25. PROHIBITED ACTIONS**.

a.) Assignment. The Tenant has no rights to assign this Agreement to any other party unless written approval has been granted by the Landlord. The Landlord is prohibited from assigning this Agreement unless there is a change of Property ownership.

b.) Hazardous Materials. The Tenant agrees not to possess, store, or use any items or substances with flammable or explosive characteristics on the Property, including but not limited to gasoline, compressed gases, kerosene, motor oil, fireworks, or any other substances deemed ignitable or hazardous.

c.) Illegal Activity. The Tenant agrees to comply with all applicable laws, ordinances, and regulations. The Tenant, their Guests, and any other Occupant shall not engage in any illegal activities anywhere on the Property, including but not limited to the leased premises, Common Areas, Parking, and surrounding property. This prohibition extends to all illegal activities, including but not limited to the manufacture, sale, distribution, use, or possession of illegal substances, theft, and violent behavior. Any violation of this clause constitutes a material breach of this Agreement and grounds for immediate termination of tenancy and eviction. Additionally, the Tenant shall be held liable for any damages resulting from such

illegal activities, including but not limited to repairs, legal fees, loss of rent, and any other expenses incurred by the Landlord due to the Tenant's illegal activities.
d.) Residential Use Only. The Tenant agrees to use the Property for residential purposes only. The Landlord must grant written approval if the Tenant uses the Property for any other purpose.
e.) Waterbeds. The Tenant is prohibited from using any type of bed, mattress, or sleeping aid containing any type of liquid.

**26. CO-SIGNER**.

An individual other than the Tenant must personally guarantee the successful performance of this Agreement and meet the Landlord's creditworthiness standards. Therefore, if the Tenant does not fulfill their responsibilities under this Agreement, causes damage to the Property, or brings any liability or loss to the Landlord, the Co-Signer shall be liable. The Co-Signer and their acknowledgment of the promises herein are outlined in an attached Co-Signer Addendum.

**27. ADDITIONAL TERMS & CONDITIONS**.

Rent is due on the 1st and there is a 5 day grace period so its late on the 6th. Garage is shared space with upstairs you are welcome to use the other half. Tenant is responsible for lightbulbs, and batteries to remotes for the mini split heating/cooliong system. You do not have any pets but should you want one I left that open in the lease. Just discuss with me.

**28. ENTIRE AGREEMENT**.

This Agreement constitutes the entire understanding between the Parties with regard to the subjects herein. It includes any attachments or addenda and supersedes all prior negotiations, understandings, and agreements among the Parties. Both Landlord and Tenant hereby acknowledge and agree to be bound by the terms and conditions set forth until the expiration or earlier termination of the Term.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first above written. Each Party warrants that they have the legal authority to enter into this Agreement and have done so as their free act and deed.

**Landlord's Signature**: _____ Date: 10/23/2026
Print Name: Rainbow Rowhomes

**Tenant's Signature**: _____ Date: 10/23/2026
Print Name: Riley Heaton Bruce

# AMOUNT DUE AT SIGNING

First (1st) Month's Rent: ~~$2,100.00~~ $1190

Security Deposit: $2,100.00

~~Pet Deposit: $300.00~~



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS**

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

**LESSOR'S DISCLOSURE**

**1. Lead-Based Paint**. Presence of lead-based paint and/or hazards: (check one)

☒ - Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

☐ - Known lead-based paint and/or hazards are present in the housing: (explain)

**2. Records & Reports**. Records and reports to the lessor: (check one)

☐ - Lessor has no reports or records pertaining to lead-based paint and/or hazards in the housing.

☒ - Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or hazards in the housing. (list documents below)

**ACKNOWLEDGMENT & SIGNATURE**

(initial)

_____ - Lessee received copies of all information listed above.
_____ - Lessee received the pamphlet "Protect Your Family from Lead in Your Home."
_____ - Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

**Landlord's Signature**: Bonnie Byrne Date: 10/23/2026

**Tenant's Signature**: _____ Date: _____

# CO-SIGNER ADDENDUM

This Co-Signer Addendum ("Addendum") is made on this undersigned date and is attached to the lease agreement for the property located at 1237 S Clinton St, Apt #1, Baltimore, Maryland, 21224 by and between:

Landlord's Name: Rainbow Rowhomes

Tenant's Name: Riley Heaton Bruce

Co-Signer's Name: David Maskeroni with a mailing address of 213 Sunset Ave, Mount Airy, Maryland, 21771

The Co-Signer(s) named above hereby unconditionally guarantee to Landlord and Landlord’s agents, successors, and assigns the prompt payment of Rent or other sums that become due pursuant to this Agreement, including any and all court costs and attorney fees included in enforcing the Agreement and consent to any changes, modifications or alterations of any terms, conditions, covenants, or provisions in this Agreement agreed to by Landlord and Tenant(s) along with waiving any rights to require Landlord and Landlord’s agents, if any, to proceed against the Tenant(s) for any default occurring under this Agreement before seeking to enforce this Guarantee.

**Co-Signer's Signature**: _____ Date: 23OCT26

Print Name: David Maskeroni

# MOVE-IN CHECKLIST

**Property Address**: 1237 S Clinton St, Apt #1, Baltimore, Maryland, 21224
2 Bedroom(s), 2 Bathroom(s).

Move-In Inspection Date: _____ Move-Out Inspection Date: _____

In the underneath fields, describe the condition of the space within the Premises along with any specific damage and repairs needed. Be sure to include any specific damage, such as paint chipping, wall damage, crack surfaces, and any lessened area or item that could be regarded as damaged at the end of the Lease Term.

The following abbreviations may be used to fill-out this checklist:

***GC** - Good Condition; **NA** - Not Applicable; **NC** - Needs Cleaning; **NR** - Needs Repairs;*
***NP** - Needs Painting; **SC** - Scratched or Cracked; **NP** - Needs Replacing; **NF** - Not Functional.*

## LIVING ROOM

***Floors***

Condition _____ Specific Damage _____

***Walls***

Condition _____ Specific Damage _____

***Doors***

Condition _____ Specific Damage _____

***Ceiling***

Condition _____ Specific Damage _____

***Windows***

Condition _____ Specific Damage _____

***Light Fixtures***

Condition _____ Specific Damage _____

***Electrical Outlets***

Condition _____ Specific Damage _____

***Shades***

Condition _____ Specific Damage _____

***Screens***

Condition _____ Specific Damage _____

***Closet***

Condition _____ Specific Damage _____

***Other***

_____ | Condition _____ Specific Damage_____

_____ | Condition _____ Specific Damage_____

## DINING ROOM

***Floors***

Condition _____ Specific Damage _____

***Walls***

Condition _____ Specific Damage _____

***Doors***

Condition _____ Specific Damage _____

***Ceiling***

Condition _____ Specific Damage _____

***Windows***

Condition _____ Specific Damage _____

***Light Fixtures***

Condition _____ Specific Damage _____

***Electrical Outlets***

Condition _____ Specific Damage _____

***Shades***

Condition _____ Specific Damage _____

***Screens***

Condition _____ Specific Damage _____

***Other***

_____ | Condition _____ Specific Damage_____

_____ | Condition _____ Specific Damage_____

## KITCHEN AREA

***Stove and Oven***

Condition _____ Specific Damage _____

***Refrigerator***

Condition _____ Specific Damage _____

***Sink and Faucets***

Condition _____ Specific Damage _____

***Cabinets***

Condition _____ Specific Damage _____

***Counters***

Condition _____ Specific Damage _____

***Drawers***

Condition _____ Specific Damage _____

***Exhaust Fan and Light***

Condition _____ Specific Damage _____

***Fire Alarm(s)***

Condition _____ Specific Damage _____

***Floors***

Condition _____ Specific Damage _____

***Walls***

Condition _____ Specific Damage _____

***Doors***

Condition _____ Specific Damage _____

***Ceiling***

Condition _____ Specific Damage _____

***Windows***

Condition _____ Specific Damage _____

***Light Fixtures***

Condition _____ Specific Damage _____

***Electrical Outlets***

Condition _____ Specific Damage _____

***Curtains***

Condition _____ Specific Damage _____

***Screens***

Condition _____ Specific Damage _____

***Other***

_____ | Condition _____ Specific Damage_____

_____ | Condition _____ Specific Damage_____

## BEDROOM(S)

***Floors***

Condition _____ Specific Damage _____

***Walls***

Condition _____ Specific Damage _____

***Doors***

Condition _____ Specific Damage _____

***Ceiling***

Condition _____ Specific Damage _____

***Windows***

Condition _____ Specific Damage _____

***Light Fixtures***

Condition _____ Specific Damage _____

***Electrical Outlets***

Condition _____ Specific Damage _____

***Shades***

Condition _____ Specific Damage _____

***Screens***

Condition _____ Specific Damage _____

***Closet***

Condition _____ Specific Damage _____

***Other***

_____ | Condition _____ Specific Damage_____

_____ | Condition _____ Specific Damage_____

## BATHROOM(S)

***Sinks and Faucets***

Condition _____ Specific Damage _____

***Shower / Tub***

Condition _____ Specific Damage _____

***Mirror(s)***

Condition _____ Specific Damage _____

***Towel Rack***

Condition _____ Specific Damage _____

***Toilet***

Condition _____ Specific Damage _____

***Floors***

Condition _____ Specific Damage _____

***Walls***

Condition _____ Specific Damage _____

***Doors***

Condition _____ Specific Damage _____

***Ceiling***

Condition _____ Specific Damage _____

***Windows***

Condition _____ Specific Damage _____

***Light Fixtures***

Condition _____ Specific Damage _____

***Electrical Outlets***

Condition _____ Specific Damage _____

***Closets / Cabinets***

Condition _____ Specific Damage _____

***Other***

_____ | Condition _____ Specific Damage_____

_____ | Condition _____ Specific Damage_____

## MECHANICAL

***Heating***

Condition _____ Specific Damage _____

***AC Unit(s)***

Condition _____ Specific Damage _____

***Hot Water Heater***

Condition _____ Specific Damage _____

***Smoke Alarm(s) and Smoke Detector(s)***

Condition _____ Specific Damage _____

***Door Bell***

Condition _____ Specific Damage _____

***Furnace***

Condition _____ Specific Damage _____

***Thermostat(s)***

Condition _____ Specific Damage _____

***Other***

_____ | Condition _____ Specific Damage_____

_____ | Condition _____ Specific Damage_____

I, the undersigned and primary or only Tenant(s) of this Agreement, have sufficiently inspected the Premises and confirm above-stated information. Tenant(s) understand that unless otherwise stated herein, damages may be the responsibility of the Tenant(s) and may be deducted from any Security Deposit in accordance with the terms of this Agreement and by law.

**Tenant's Signature**: _____
Print Name: _____

I, the undersigned Landlord of this Agreement, have sufficiently inspected the Premises and confirm above-stated information.

**Landlord's Signature**: _____
Print Name: _____

# MARYLAND LEASE DISCLOSURES

1.) Lead-Based Paint & EPA Pamphlet. If the Property was constructed before January 1, 1978, the Landlord must inform the Tenant of the potential hazards related to lead-based paint.

2.) Landlord’s Name and Address. The Landlord or any person authorized to enter into this Agreement on the Landlord's behalf shall disclose to the Tenant in writing, at or before the commencement of the tenancy, the name and address of:

a.) The person authorized to manage the premises; and

b.) An owner of the premises or a person authorized to act for and on behalf of the owner for the purpose of service of process and for the purpose of receiving and receipting for notices and demands.

3.) Security Deposit Receipt. If the Landlord accepts a Security Deposit as part of this Agreement, a receipt must be given to the Tenant disclosing the monies' whereabouts and the Tenant's certain rights regarding their deposit.

4.) Move-in/Move-Out Inspection. If the Landlord accepts a Security Deposit as part of this Agreement, the Tenant is granted the right to have the Property inspected by the Landlord, in the Tenant's presence, at the start and end of the Term to create a property condition report. The report should include any damage on the Property in order to protect and safeguard the Tenant's responsibility for existing repairs needed.

5.) Habitability. The Landlord agrees to maintain the Property in a condition fit for habitation, ensuring that all essential systems and structures are in good working order and promptly addressing any repairs necessary to provide a safe and habitable living environment for the Tenant. Unless otherwise mentioned in this Agreement, the Tenant is responsible for utilities and services related to the Property's heat, gas, electricity, water, and repair.

6.) Ratio Utility Billing System (RUBS). If the Landlord uses a ratio billing system to bill the Tenant for one or more utilities, the Landlord must provide a written statement that identifies the relevant utilities and the average monthly utility bill for all units on the Property.

# MARYLAND SECURITY DEPOSIT RECEIPT

**1. DECLARATION**. I, Rainbow Rowhomes, acting as the landlord/agent for the property located at 1237 S Clinton St, Apt #1, Baltimore, Maryland, 21224 hereby accept the following security deposit amount of $_____ on behalf of the tenant named below:

**Tenant's Name(s)**: _____.

**2. ACKNOWLEDGMENTS**. The tenant mentioned herein acknowledges that the landlord/agent has presented the following disclosures as required in § 8–203(c)(1) of the Maryland Statutes:

a.) The right to have the dwelling unit inspected by the landlord in the tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the tenant so requests by certified mail within 15 days of the tenant's occupancy;

b.) The right to be present when the landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the tenant notifies the landlord by certified mail at least 15 days prior to the date of the tenant's intended move, of the tenant's intention to move, the date of moving, and the tenant's new address;

c.) The landlord's obligation to conduct the inspection within 5 days before or after the tenant's stated date of intended moving;

d.) The landlord's obligation to notify the tenant in writing of the date of the inspection;

e.) The tenant's 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, within 45 days after the termination of the tenancy;

f.) The obligation of the landlord to return any unused portion of the security deposit, by first–class mail, addressed to the tenant's last known address within 45 days after the termination of the tenancy; and

g.) A statement that failure of the landlord to comply with the security deposit law may result in the landlord being liable to the tenant for a penalty of up to 3 times the security deposit withheld, plus reasonable attorney's fees.

h.) The landlord shall retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the tenant, as the case may be.

i.) The landlord shall be liable to the tenant in the sum of $25 if the landlord fails to provide a written receipt for the security deposit.

**Landlord's Signature**: _____ Date: _____
Print Name: _____