YEARLY RENTAL LEASE / CONTRACT

In consideration of the agreements of the Resident(s), known as: Kenika Fraction

The owner hereby rents them the dwelling located at ,**1643 Walterswood rd. Baltimore, MD 21239** for the period commencing on the **3rd day of October 2026** and monthly thereafter until the last day of **September 30, 2027**, at which time this Agreement is terminated. Resident(s), in consideration of Owners permitting them to occupy the above property, the resident hereby agrees to the following terms:

1. **RENT**: To pay as rent the sum of **$ ___2300__per month,** from the first day of every month. Failure to pay rent when due will result in the Owner taking immediate legal action not limited to evicting the Resident(s) from the premises and seizing the security deposit. _KF____**(initials)**

_KF____**(initials)**

2**. LATE FEE**: Rent received after the fifth (5) of the month will be subject to a late fee of $50.00 a month. _KF____**(initials)** _KF__**(initials)**

3. **BAD CHECKS**: Resident(s) further agree to pay as a service charge $35.00 and any and all bank fees associated with any dishonored check, regardless of cause. _KF____**(initials)**

_KF____**(initials)**

4. **APPLIANCES**: The above rental payment specifically **INCLUDES** all appliances not permanently affixed (Washer, dryer, stove and refrigerator). Appliances located at or in the property are there solely at the convenience of the Owner, who assumes no responsibility for their operation. In the event they fail to function after occupancy has occurred, the Resident(s) may have them repaired at cost to the Owner with fees being no more than $500.00. In the event that some appliances need additional repairs the Owner will assume that cost (not including the cost of such items as the hot water heater, the air conditioner etc...)

_KF____**(initials)** _KF____**(initials)**

5. **EXTRA VISTORS**: The use of said dwelling as living quarters only for 2_Adults **Kenika Fraction and Jaydin Fraction** and_3__Children named, **Riley Smith, Nayeli Fraction and Saya-Grace McCullum** and to pay $150.00 each month for each other person who shall occupy the premises in any capacity other than visiting. VISITING: is defined as a person that has occupied the above property longer than three (3) days/night per month.

_KF_____**(initials)** _KF___**(initials)**

6. **ACCEPTANCE OF PROPERTY**: Resident(s) accepts the "AS IS" condition of the property, waiving inspection of same by Owner and agrees to notify Owner of any defects. Resident(s) further agrees to indemnify Owner against any loss or liability arising out of Resident's use of the property, including these using the property with Resident's consent.

_KF_____**(initials)** _KF_____**(initials)**

7. **MAINTENANCE**: Resident(s) agrees to maintain the premises during the period of this agreement. This includes woodwork, floors, walls, furnishings and fixtures, appliances, windows, screens doors, cabinets, lawns, landscaping fences, plumbing, electrical, air conditioning and heating, and mechanical systems. Resident(s) acknowledges any specific responsibility for replacing and/or cleaning filters (must occur monthly…one initial package will be supplied) will be paid for by the Resident(s). Tack, nails, or other hangers nailed or screwed into the walls and ceilings will be removed at the termination of this agreement. Damage caused by rain, hail stoppage of waste pipes, breakage of glass, damage to screens, deterioration of lawns and landscaping, whether caused by abuse or neglect is the responsibility of the Resident(s). Resident(s) agrees to provide pest control in the event it is needed. **PAINT**: At the expiration of this contract, the Resident agrees to repaint all of the walls white (the original color). In the event that the walls are not repainted, the Resident will

forfeit a 50% of his/her security deposit. The resident agrees not to change the locks.

_KF_____(initials) _KF__(initials)

8. **VEHICLES**: Resident(s) agrees never to park or store motor home, recreational vehicle, or trailer. Resident(s) will utilize street parking available in the front of the house. Resident(s) may also park at the back of the house.

_KF_____**(initials)** _KF__**(initials)**

9. **CLEANING**: Resident(s) accepts premises in its current state of cleanliness and agrees to return it in a like condition. _KF_____**(initials)** _KF__**(initials)**

10. **SECURITY DEPOSIT**: Resident(s) agrees to pay a deposit in the amount of **$2,300** to secure the residents' pledge of full compliance with the terms of this agreement. Note: THE DEPOSIT MAY NOT BE USED BY TENTANT TO PAY RENT DURING THE TENANCY! The security deposit will be used at the end of the tenancy to compensate the Owner for any damages or unpaid rent or charges, and will be repaired at resident's expense with funds from and other than the deposit (if necessary). _KF_____**(initials)**

_KF_____**(initials)**

11. **PETS**: It is noted that the resident(s) have 2 small animals, which are house trained a cat and a cocker poodle (dog). No other pets may be allowed in the house or on the property. Any damage to the home by the pets will allow the owner to retain all of the security deposit.

_KF_____**(initials)** _KF__**(initials)**

12. **RESIDENT'S OBLIGATIONS**:

A. Taking affirmative action to ensure that nothing exists which might place the owner in violation of applicable building, housing and health codes.

_KF_____**(initials)**_KF_____ **(initials)**

B. Keeping the dwelling clean, and sanitary; removing garbage and trash as they

accumulate; maintaining plumbing in good working order to prevent stoppages and or leakage of plumbing, fixtures, faucets, pipes, etc. Trash removal day is Wednesday and Recycle day is Friday. Bins will be put in the back of the house for the city to pick up. _KF_____(**initials**) _KF_____ (**initials**)

C. Operate all electrical, plumbing, sanitary, heating, ventilating, a/c and other appliances in a reasonable and safe manner. _KF_____(**initials**)_KF_____ (**initials**)

D. Assuring that property belonging to the owner is safeguarded against damage, destruction, loss, removal, or theft. _KF_____(**initials**)_KF_____ (**initials**)

E. Conducting him/herself, his/her family, friends, guests and visitors in a manner which will not disturb others. Resident(s) warrants that he/she will meet the above conditions in every respect, and acknowledges that failure to do so will be grounds for termination of this agreement, loss of all deposits and possible legal recourse. _KF_____(**initials**)_KF_____(**initials**)

13. **SUBLETTING**: Resident(s) agrees not to assign this agreement, nor to sub-let any part of the property, nor to allow any other person to live therein other than as named in paragraph 5 above without first requesting permission from the Owner and paying the appropriate surcharge. Further, that covenants contained in the Rental Contract, once breached, cannot afterwards be performed; and that eviction proceedings may be commenced at once without notice. _KF_____(**initials**) _KF_____(**initials**)

14. **COURT COSTS**: Resident(s) agrees to pay all court costs and Attorney's fees incurred by the Owner in enforcing legal action or any of the Owner's other rights under this agreement or any state law(s). In the event any portion of this Agreement shall be found to be

unsupportable under the law, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. _KF_____**(initials)** _KF_____**(initials)**

15. **OWNER'S STATEMENTS**: All rights given to the Owner by this agreement shall be cumulative in addition to any other laws which exist or come into being. Any exercise or failure to exercise, by the Owner of any right shall not act as a waiver of any other rights. No statement or promise of Owner or her agent as to tenancy, repairs, alternations, or other terms and conditions shall be binding unless specified in writing and specifically endorsed.

_KF_____**(initials)** _KF_____**(initials)**

16. **PARTIAL PAYMENT**: The acceptance by the Owner of partial payments of rent due shall not under any circumstance, constitute a waiver of the monthly amount due, nor affect any notice or legal eviction proceedings in theretofore given or commenced under state law.

_KF_____**(initials)** _KF_____**(initials)**

17. **ABANDONMENT**: If resident(s) leaves said premises unoccupied for 15 days while rent is due and unpaid, Owner is granted the right hereunder to take immediate possession thereof and to exclude resident(s) there from; removing at his/her expense all his/her property contained therein and donating all personal property to such an agency as Salvation Army.

_KF_____**(initials)** _KF_____**(initials)**

18. **RIGHT TO SIGN**: The individual(s) signing this Lease/Rental Agreement as to resident(s) stipulates and warrants that he/she have the right to sign for and to bind all occupants.

_KF_____**(initials)** _KF_____**(initials)**

19. **UTILITIES**: Residents shall be responsible for payments of all utilities, garbage, water (the water bill is due quarterly) and sewer charges, telephone, gas and other bills incurred during their residency. They specifically authorize the Owner to deduct amounts of unpaid bills from their

security deposits in the event they remain unpaid after the termination of this agreement. _KF_____**(initials)** _KF_____**(initials)**

20. **PERSONAL PROPERTY**: No rights of storage are given by this agreement. The owner shall not be liable for any loss of personal injury or property by fire, theft, breakage, burglary, or otherwise, for any accidental damage to persons, guests, or property in or about the lease/rented property resulting from electrical failure, water, rain, windstorm, or any act of God, or negligence of owner, or owner's agent, contractors, or employees, or by any other cause, whatsoever. Resident(s) covenants and agrees to make no claim for any such damages or loss against owner, but to purchase needed "renters' insurance" or to provide self-insurance in adequate amounts to offset any risk. Resident agrees to list Owner as "additional insured" on their insurance policies. _KF_____**(initials)** _KF_____**(initials)** Policy company name and date _____

21. **REMOVAL OF PROPERTY**: Resident(s) agrees not to remove or alter in any way Owner's property without specific written permission from the owner. Any removal or alternation of owner's property without permission shall constitute abandonment and surrender of the premises, and termination by the tenant of this agreement Owner may take immediate possession and exclude resident(s) from the property, and the owner reserves the right to donate Residents property to such an agency as Salvation Army. _KF_____**(initials)** _KF_____**(initials)** _KF_____**(initials)**

22. **WATERBEDS: NO WATERBEDS ALLOWED. WATERBEDS WILL VOID THIS CONTRACT AND ALLOW THE OWNER TO BEGIN THE EVICTION PROCESS**

AND TO RETAIN ALL OF THE SECURITY DEPOSIT. KF **(initials)**

KF **(initials)**

23. **TERMINATION**: After one month's rental payment has been received, this agreement may be terminated by mutual consent of the parties, or by either party giving written notice of at least 15 days prior to the end of any monthly period. Any provision of this agreement may be changed by the owner in like manner. All parties agree that termination of this agreement prior to 90 days regardless of cause will constitute a breach of the tenancy as agreed on page 1 and all deposits shall be forfeited in favor of the owner as full liquidated damages at the owner's option. KF (initials) KF (initials)

24. METHOD OF PAYMENT: The initial payment of rent and deposits under this agreement must be made through Zelle, cash, or cashier's check drawn on a local financial institution. Thereafter,

monthly rental payments may be paid by check until the first check is dishonored and returned unpaid. Regardless of cause, no additional payments may afterwards be made by check. Checks returned will not be redeposited. **The resident(s) will be notified within three (3) days (written notice) that a check was not honored by their financial institution, and will be required to pay the amount due, including the dishonored check charge, in cash and in full.** Resident(s) is aware that owner may report past rent, damages, utilities or other costs owned by resident(s) to credit reporting agencies. Resident(s) understands this reporting could affect resident's ability to obtain credit for future housing. KF **(initials)**

KF **(initials)**

25. **DELIVERY OF RENT**: Rent should be mailed through U.S. mail to **300 Dietz Circle 318, Hurricane, WV 25526** or you can go to any **Navy Federal Credit Union** and deposit your

monthly rent into the following account: XXXXXX. Any rents lost in the mail will be treated as if unpaid until received by Owner. It is recommended that payment made in cash or money order be delivered in person to the Owner. _KF_____**(initials)** _KF_____**(initials)**

26. **RETURN OF DEPOSIT**: Security deposits will be deposited for the resident(s) benefits in a non-interest-bearing bank account. Release of these deposits is subject to the provisions of State Statues and as follows:

A. The full term (**one year**) of this agreement has been completed. _KF_____**(initials)** _KF_____**(initials)**

B. Formal written notice has been given as per paragraph **23** above. _KF_____**(initials)** _KF_____**(initials)**

C. No damage or deterioration to the premises, building(s), or grounds in evident. _KF_____**(initials)** _KF_____**(initials)**

D. The entire dwelling, appliances, closets and cupboards, are clean and left free of insects, the refrigerator is defrosted, and all debris and rubbish has been removed from the property. _KF_____**(initials)** _KF_____**(initials)**

E. Any and all unpaid charges, late charges, extra visitor charges, delinquent rents, etc., have been paid in full. _KF_____**(initials)** _KF_____**(initials)**

F. All keys have been returned, including keys to any new locks installed while resident was in possession. _KF_____**(initials)** _KF_____**(initials)**

G. A forwarding address has been left with the owner. Forty-Five days after termination of occupancy, the owner will send the balance of the deposit to the address provided by the resident, payable to the signatories hereto, or owner will impose a claim on the deposit and so notify the resident by certified letter. If such

written claim is not sent, the owner relinquishes his right to make any further claim on the deposit and must return it to the resident provided resident has given Owner notice of intent to vacate, abandon, and terminate this agreement proper to the expiration of its full term, at least 7 days in advance. _KF_____**(initials)**

27. **GAS, ELECTRIC AND WATER**: Resident agrees to transfer the gas, electric charges to their name immediately upon occupancy and to make arrangements for meter readings as needed. Water comes quarterly, Owner will notify resident(s) of the water bill when it is due, and Residents will pay water bill in full. _KF_____**(initials)**
_KF_____**(initials)**

28. **THREE (3) DAY INSPECTION**: Under the terms of this lease/rental agreement, resident will be provided with an inspection sheet. It is their obligation to inspect the premises and to fill out and return to the Owner their inspection sheet within 3 days after taking possession of the premises. It will be presumed that the house is functioning in a satisfactory manner in all respects after the expiration of the 3 days. Resident agrees that failure to file such a statement shall be conclusive proof that there were no defects of note in the property. After that time, the Resident is obligated to provide for routine maintenance at his own expense**. Regular inspection of the property may take place every six (6) months (or when deemed necessary) with the Owner notifying the Resident at least three (3) days in advance.**

_KF_____**(initials)** _KF_____**(initials)**

29. **OWNERS AGENTS AND ACCESS**: The owner may be represented by an agent who will carry identification. Resident specifically agrees to permit owner or agent(s) access to the premises for the purposes of inspection, repairs, or to show the property to another person at

reasonable hours, on request. Resident(s) will also allow signage in the yard.

_KF_____**(initials)**_KF_____**(initials)**

30. **REPAIRS**: In the event repairs are needed beyond competence of the Resident, he/ she must arrange for professional assistance. The Resident should contact the Owner especially in the case of emergencies. Any improvement made by the tenant shall become the property of the Owner at the conclusion of this agreement. The Owner must be made aware of all improvements in advance. _KF_____**(initials)** _KF_____**(initials)**

31. **WORKER'S WARRANTY**: All parties to this agreement warrant that any work or repairs performed by the Resident will be undertaken only if he/she is competent and qualified to perform it, and the person performing the work will be totally responsible for all activities to assure they are done in a safe manner which will meet all applicable statues. They further warrant that they will be accountable for any mishaps or accidents resulting from such, and that they will hold the Owner free from harm, litigation or claims of any other person.

_KF_____**(initials)** _KF_____**(initials)**

32. **RADON**: Radon is a naturally occurring radioactive gas that when it has accumulated in a building in sufficient quantities may present health risks to persons who are exposed to it over time. Levels of radon gas that exceeds Federal and State guidelines have been found in buildings. Additional information regarding radon and radon testing may be obtained from your county public health office. _KF_____**(initials)** _KF_____**(initials)**

33. **LEAD-BASED PAINT**: Houses built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based

paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet of lead poisoning prevention. _KF_____**(initials)** _KF_____**(initials)**

34. **SMOKE DETECTORS**: Smoke detectors have been installed in this residence. It's the tenant's responsibility to maintain its appliance including testing periodically and replacing batteries as recommended by the manufacturer. In the event the detector is missing or inoperative, the tenant has an affirmative duty to notify the Owner immediately.

_KF_____**(initials)** _KF_____**(initials)**

35. **DEFAULT BY RESIDENT**: Any breach or violation of any provision of this contract by Resident or any untrue misleading information in Resident's application shall give the Owner or her agent's the right to terminate this contract, evict the Resident and take possession of the property. The Resident agrees to a forfeiture of the security deposit and Owner may still pursue any remaining amounts due and owing. _KF_____**(initials)** _KF_____**(initials)**

36. **BANKRUPTCY**: In the event of bankruptcy or state insolvency proceeding being filed against the Resident, this heirs, or assign, at the option of Owner, her agent, heirs, or assigns, and immediately declare this contract null and void, and to once resume possession of the premises. No judicial officer shall ever have any rights, title, or interest in or to the above described property by virtue of this agreement. _KF_____**(initials)** _KF_____**(initials)**

37. ACKNOWLEDGEMENT: In this agreement the singular number where used will also include the plural, the Masculine gender will include Feminine, the term Owner will include Landlord, Lesser, and the term Resident will include Tenant, Lessee. The below signed parties acknowledge that they have read and understand all of the provisions of this agreement. This contract is bound by all heirs, executors, successors and/or assigns.

_KF_____**(initials)** _KF_____**(initials)**

LEGAL CONTRACT: This is a legally binding contract. If you do not understand any part of this contract, seek competent legal advice before signing.

ACCEPTED THIS 10th day of September 2026.

Resident Signature and Date

9/10/2026

Resident Signature and Date

Public Notary
Gregory Clay
Gregory Clay
15 Sep 26

GREGORY KEITH CLAY JR. NOTARY PUBLIC EXPIRES: 1-23-2030 ANNE ARUNDEL COUNTY, MD