Rental Assistance Agreement

This agreement is entered into on October 30th (date), 2026 (year) by and between Veteran Housing Services SVDP and YR Mazell LLC (herein called "Provider") and herein called "Landlord") and Tenya Oneal (herein called "Tenant").
The Provider administers a housing assistance program for certain households, offering services that consist of time-limited rental assistance and case management support to assist households in achieving housing stability. In support of the program goals, the above three parties hereby agree to the following terms:

Provider shall:

1. Provide a monthly rental subsidy for Tenant paid directly to the Landlord during the Period of Service set forth on the attached Schedule A and other terms of this agreement. Note: Tenant is responsible for paying their portion of the rent, utilities, and water charges associated with their unit in accordance with Schedule A of this agreement. Such payments by the Tenant shall be made directly to the Landlord and the Landlord is solely responsible for collecting such payments from Tenant. Also, for Permanent Supportive Housing Tenants, the rental assistance payments shall remain the same for the Period of Service unless changes in Tenant income or eligibility occurs, in which case, Provider shall notify Tenant and Landlord of the revised amounts to be paid by Provider and Tenant, or termination of rental assistance in the event Tenant becomes no longer eligible.
2. Give Landlord notice of Housing Quality Inspections required for Tenant's unit.
3. Provide case management services for the Tenant to help assure housing stability during the Period of Service specified on Schedule A.
4. Provide notice to the Landlord should Tenant be terminated from the program before the end of the Period of Service specified on Schedule A.

Landlord shall:

1. Provide Tenant with a clean, safe housing unit that meets Housing Quality Standards and is well maintained.
2. Follow state, federal, and local Fair Housing and all other housing regulations and laws, including providing a statement of assurance that the housing unit is free of lead-based paint hazards or that the unit was constructed after 1978.
3. Accept Provider's payments via check or EFT from the Provider without any process fee.
4. Provide a copy of the rental lease to the Provider for review prior to Tenant's execution of the lease.
5. Notify the Provider in writing within thirty days of Landlord's notice of the same, if other subsidies are received on behalf of the Tenant during the Period of Service.
6. Notify the Provider of any proposed changes to the Lease Agreement during the Period of Service prior to Tenant's execution of a revised lease agreement.
7. Provide the Provider with a copy of eviction or other notices given to Tenant during the Period of Service including all court filings involving the Tenant as a party.
8. Notify the Provider of all legal or administrative proceedings or other lease issues that regarding Tenant's occupancy that (e.g., failure to pay rent or eviction notices, and/or utilities arrearages, property damages, etc.) involving the Tenant or the Property during the Period of Service.
9. Collect Tenant's share of rent and utilities as specified in Schedule A directly from the Tenant. If payments are delinquent, the Landlord shall promptly alert Provider. Landlord understands and agrees that Landlord is solely responsible for collection of Tenant's share of rent and utilities (**Note:** the Provider is **not** responsible for failure of Tenant to pay Tenant's share of rent and utilities specified in Schedule A, and is not responsible for any court or late fees during the Period of Service).
10. Remit directly to Tenant the full security deposit plus all statutorily required interest minus the damages beyond normal wear and tear or any arrearages due from Tenant within forty-five (45) days of Tenant moving-out. Within the same period, Landlord shall also, as required by Maryland law, provide a written itemization of any balance of the security deposit it is retaining.
11. Abate rent, should the Tenant's unit fail inspection, until the required repairs are made to the unit and the unit passes inspection. Landlord further agrees that, should the unit remain unrepaired and unable to pass inspection for 60 days, Tenant may elect to move, and the Tenant's Lease and this Rental Assistance Agreement shall both become null and void and the Landlord shall not be eligible to receive any further payments from either the Tenant or Provider. In the event of such an occurrence, Landlord forgoes any right to withhold any portion of the security deposit and shall return the full balance plus interest to the Tenant within forty-five days (45).

12. Agrees not to change rent or other fees during a lease term or charge late fees, which are prohibited by the Department of Housing and Urban Development (HUD), the source of the rental assistance provided to the Tenant by the Provider.
13. Agrees not to evict or deny occupancy to the Tenant in the event of delays in payment by the Provider;
14. Include water in the rent paid under the Tenant's lease agreement.
15. Notify both Tenant and Provider in writing if there is a housing code citation, and if Property is sold, or there is a change of management within ten (10) business days of the change, providing contact information for the new owner/management.
16. Understands and agrees that the Provider is not responsible in any way for any damage to the unit caused by the Tenant client or any other parties.
17. Understands and agrees that Provider is not responsible for rent, utilities, or other fees due under the lease by Tenant.
18. Understands and agrees that Provider is not responsible for continuing rental assistance payments if Tenant is evicted or ceases to be eligible for rental assistance or is discharged from program due to non-compliance, with the understanding that the Provider shall give thirty (30) days advance written notice of such occurrence.
19. Agrees that rent or other fees shall not increase during a lease term and that, should the Period of Service extend beyond the lease term, any rental increase for the new lease term may not exceed the HUD Fair Market Rate (FMR) rent and must be first submitted to Provider for approval.
20. Notify the Provider of any outstanding rent or fees due to the Landlord from Provider prior to the end of the Period of Service so that the balance may be paid. If no such notice is provided by Landlord to Provider, all payments by Provider on behalf of the Tenant are considered satisfied in full and no other obligations are due from Provider.

Tenant Shall:

1. Comply with all of Provider's program requirements, including meeting regularly with Case Manager.
2. Comply with all requirements of the Lease.
3. Pay their portion of the rent, utilities and other charges associated with their unit in accordance with Schedule A of this agreement during the Period of Service directly to the Landlord.

Termination

This agreement shall remain in effect during the Period of Service on Schedule A, unless terminated earlier with thirty (30) days advance written notice due to breach by any party of the terms, or in the event of any one of the following circumstances:

1. Tenant is evicted from or moves out of the assisted unit;
2. Tenant is no longer eligible for rental assistance due to increased income or other reasons, provides false information or commits any fraud in connection with the program, or fails to comply with program requirements, including meeting regularly with Case Manager;
3. Tenant voluntarily leaves the program;
4. Funding for the Agency's Housing Assistance Program is terminated, in which case the Provider shall provide a minimum of sixty (60) days' notice to Tenant and Landlord.

Entire Agreement: This Agreement contains all the terms agreed to by the parties relating to its subject matter including the attached Schedule A, and replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant and Provider agree to all the terms and conditions.

Landlord Signature Jacob Grosinger **Date:** 11/10/2026

Landlord Printed Name: Jacob Grosinger

Tenant Signature _____ **Date:** 11/18/2026

Tenant Printed Name: Tenaya ONeal McLeish

Provider Signature: ~~Sheureka Avent~~ RL _____ **Date:** ~~11.27.2024~~ RL

Provider Printed Name: ~~Sheureka Avent~~ RL Randall Lenear

Rental Assistance Agreement- Schedule A

Period of Service: 10.29. 2026

Lease Unit Address: 2603 Boone Street Baltimore, MD 21212

Lease Start Date: 10.30. 2026 Lease End Date: 10.31.2027

Monthly Rent: $1850.00 Rent/water Date: 1st of the month

Grace Period for Rent Payment: 5 days in accordance

with Maryland Law

Utilities: ☐ Included in Water Not Included in Rent

Security Deposit Paid by or on Behalf of Tenant: $1850.00

Landlord Name: YR Mazell LLc

Landlord Address: 7007 Park Heights Ave

Phone: 410-540-4192

Email: Sean@maccommunityleasing.com

Provider Name: Veteran Housing Services- SVDP

Provider Address: 3445 Park Heights Ave Baltimore, MD 21215

Phone: 443- 462-577

Email: veteransupport@vincentbaltimore.org

Tenant Name : Tenaya Oneal

Tenant Phone : 973-573-1258

Email: tenayam97@gmail.com

☐ **Permanent Supportive Housing**: If checked, the rental assistance payments to be made by Provider and Tenant in accordance with the terms of this Rental Assistance Agreement for the Period of Service are detailed in the table below for Tenants participating in Permanent Supportive Housing:

Monthly Total Rent	Amount to be paid by Provider	Amount to be paid by Tenant
$1850.00 water included	$ see payment scale below	$ see payment scale below

For Permanent Supportive Housing Tenants, the rental assistance payments shall remain the same for the Period of Service unless changes in Tenant income or eligibility occurs, in which case Provider shall notify Tenant and Landlord of the revised amounts to be paid by Provider and Tenant, or termination of rental assistance in the event Tenant becomes no longer eligible.

☐ **Rapid Rehousing Program:** Rental Assistance Payments to be made on behalf of Tenant by Provider in accordance with the terms of this Rental Assistance Agreement for the Period of Service:

Month	Monthly Total Rent	Rent Amount to be paid by Provider	Rent Amount to be paid by Tenant
October 2026	$1850.00 Security Deposit $35.00 App fee	~~$1885.00~~ $1885.00 ET	$0.00
November 2026	$1850.00	~~$925.00~~ $1850.00 ET	~~$925.00~~ $0.00 ET
December 2026	$1850.00	~~$925.00~~ $1850.00 SA	~~$925.00~~ $0.00 SA
January 2027 Resume Shallan	$1850.00	$925.00	$925.00
February 2027	$1850.00	$925.00	$925.00
March 2027	$1850.00	$925.90	$925.00
April 2027	$1850.00	$925.00	$925.00

May 2027	$1850.00	$925.00	$925.00
June 2027	$1850.00	$925.00	$925.00
July 2027	$1850.00	$925.00	$925.00
August 2027	$1850.00	$925.00	$925.00
September 2027	$1850.00	$925.00	$925.00

Landlord Signature: Jacob Grosinger **Provider Signature:** _____ **Tenant Signature:** _____