

1.1 RENTAL AGREEMENT

**Address: 27 S Gay St Baltimore MD 21202**

IN CONSIDERATION of the Owner renting the premises to the Tenants, the Tenants hereby understand and agree to the following terms and conditions:

In addition to the Tenant(s) named above, the premises shall be occupied by the following persons only:

**Tenant(s) Name:** [REDACTED]  
**Address:** [REDACTED]

The persons listed as Tenants and Occupants will occupy the premises not as their principal place of residence but as an organization responsible for housing and placements. The tenant will be wholly responsible for any occupants and visitors in any damages or responsibilities. Any violations from the tenant with their occupancy requirements by any third party company or by the city of Baltimore is the sole responsibility of the tenant and in no way is able to tamper with or alter any other terms of this lease. The property may be zoned commercial or residential and can be a combination of both. The tenant may sublease but this agreement shall prevail and supercede any provisions or requirements of such sublease agreements. The landlord at the landlords discretion may evict the sublease tenant separately with no cause. The subtenant if agreed upon to be an entity then the entity and the occupant may be addressed separately and the occupant at the landlords stated discretion may keep the occupant and evict the sublease or tenant separately. The sublease tenancy and its terms do not prevail or affect this lease and the tenants obligations in any way.

**RENT:** Monthly Rent will be \$ 17,000 per month payable each month for a **60 Month** period from the date of completion of certificate of occupancy. The landlord will notify the tenant a minimum of 45 days in advance of such date. The Tenants agree to pay the rent when due, without setoff, deduction or the need for demand or notice, at the office of the Owner or at such other place as he may specify, during normal business hours. Rent may also be mailed to the Owner at the address specified at the end of this Agreement, and must be received by the due date. It is agreed that the rent is not uniformly apportioned from day to day except where it may be contrary to the law. Rent must be mailed on time to be received by Owner by the due date. Rent may be paid through landlords electronic payments at the landlord's discretion to offer online payments. After the first year of leasing the owner will forgo a rental rate increase and will require last month's rent in advance of pursuing the second year lease term. The last month's rent of this agreement will be due after the sixth month of the lease term to ensure the last month is paid for. The last month's rent for tenancy will be due 180 days from the time of taking occupancy.

**RENT COLLECTIONS AND PAYMENTS:** All rents are due on the first day of the month. Rent must be paid at the landlord office, and must be received not later than 5:00 P.M. on the 9th day of the month. After 5PM. On the 9th day of the month a late fee of five percent (5%) will be added to your account balance. It is the tenant's responsibility to bring their payment to the office or the bank to ensure it is paid. In the event the tenant as an entity defaults, the prevailing responsibility will rest on the managing member responsible for signing on behalf of the entity this tenancy holds. The legal liability rests on the tenant to make good on this collection or the landlord may at their own discretion take necessary steps to recover the outstanding collection plus hardship or damages as stated by the landlord from the tenant at their legal disposal.

**Rent includes: Trash, Recycling and Taxes.**

**SECURITY DEPOSIT: PAYMENT AND RECEIPT:** A security deposit of \$17,000 is required as a condition of the lease. Upon payment of the security deposit the owner will provide a receipt containing the provisions required by law. The tenant will be responsible for any overage damages to the property that the security deposit does not cover regardless of cause while under the purview of this tenancy agreement. If repairs are needed during tenancy by the landlord from the liability of the tenant then such security deposit can be asked to be reimbursed. On the start of the nd month an additional security deposit is due at the same cost of the original. The last month rent will be applied to the last month and no rent will be due at that time for the month. Security deposit will be due within 7 days from this agreement and a prerequisite to the lease commencing.

**TERM:** The term hereof will commence on the date of certificate of occupancy issuance and continue for a period of **1800 days** thereafter. At the end of the term, this Rental Agreement will automatically renew for a 60 day term unless terminated in writing by Certified Mail by either party no less than 60 days prior to the end of the original term or any term in a continuation of the original term. Tenants' obligation to pay rent continues during the 60-day notice period. The certificate of occupancy must be for the entire building and all its uses in order for commencement to take place. There will be an option for rent increase anytime after the lease period up to the legal limitation of an increase. If the Tenants have paid a security deposit, it will NOT be applied by the Tenants towards the last or any month's rent. Security deposit for the next term will be applied in combination to the first security provided by Tenant. Tenant(s) will if notified outside of this notice period be held responsible for the entire remaining terms of no less than 60 days without exception.. This lease and terms will override any previous lease and terms agreed upon by the tenant. This lease does not excuse past rent or utilities due nor future rent according to this lease contract.

**WATER, GAS, ELECTRICITY, FUEL OIL, ETC.:** Unless otherwise indicated above, Tenants agree to supply fuel for the: gas for cooking and/or hot water, electricity, and their own furniture and appliances. If the rental includes gas and/or electricity, Tenants agree to pay the Owner, as

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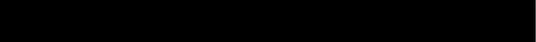
additional rent, the costs of any fuel and/or energy used in operating any of the Tenants appliances for heating or air conditioning. If this lease is for a one-family house, Tenants agree to pay for all metered water and sewer service charges, the cost of which is billed by the City of Baltimore periodically (presently 3 months). To reiterate all utilities are the sole responsibility of the tenant and must be transferred into their name prior to taking occupancy by 3 business days prior. If the City mails the bill for metered water and sewer service charge to the Owner, this does not relieve the Tenants from their responsibility for payment of such bill in one-family houses. If Tenants fail to pay this bill by the due date, the gross amount of the bill will be treated as additional rent. If this lease for a one-family house, Tenants also agree to pay as additional rent any and all trash and/or garbage collection charges which the City may impose upon the Owner along with late fees. If heat is fueled by oil, Tenants agree to purchase all their fuel oil from the company as may be designated by the Owner from time to time in order to obtain free oil burner service. The Owner herein designates such Company to be BGE Phone 1-800-685-0123. If they fail to do so, Tenants shall pay as additional rent, the cost of repairs to oil burner, heating plant and control and any other damage as a result thereof. Tenants are permitted to purchase oil from a company of their own choice but must provide the Owner, prior to the start of each heating season, with a copy of a fully paid fuel oil burner Service Contract from said Company or other reliable Service Company. If Tenants fail to provide such Service Contract then the Owner may purchase one and charge the cost to the Tenants as additional rent. In any event, the Tenants shall pay for the cost of priming the oil burner or other repairs if necessitated by the Tenants allowing the oil tank to run to low or dry. Tenant must have the utilities in their name prior to taking occupancy otherwise the outstanding bill will be solely on the tenant for reimbursement. The tenant will be held responsible for paying all the utilities and will be responsible for maintaining the utility systems to the property. The utilities must hold the name of the tenant until after the last day of the lease term.

**MAINTENANCE, REPAIRS, TENANT INSPECTION:** Tenants have inspected the premises prior to the signing of this lease and found them to be safe, sanitary and suitable for habitation and all heating, lighting, and plumbing to be free of any visible defects, except as follows. Owner agrees, upon notification by Tenants by Certified Mail, to maintain roof and plumbing, heating and electrical facilities in good repair unless the need for such repair results from misuse, abuse or neglect by Tenants or their invitees. It is agreed that the Owner does not supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, mailbox, fuses, smoke detectors (except as required by law), batteries, furnace filters, laundry wash trays, janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Plumbing and Heating is an element in which tenants are responsible to maintain and if its developers defect the landlord will take responsibility otherwise if its related to maintenance related conditions that are at fault the tenant will take full responsibility. The tenant understands this is a self managed property as intentions and therefore will ensure maintenance on the property during its tenancy. The tenant may contact the landlord for original defects that were made and possibly overlooked as long as they are verified to be pre existing conditions as to repairs.. Any permanent interior decorating such as painting or papering will be done only at the option of the Owner. Tenants agree to notify the Owner by Certified Mail of repairs necessary to keep premises in a safe and sanitary condition I which event the Owner agrees to repair, except for those items specifically accepted in this section above, at Owner's expense and within a reasonable length of time, those items caused by ordinary wear and tear. If any defective condition of the premises comes to the Tenants attention, it will be the duty of the Tenant to immediately notify the Owner of such defective condition by Certified Mail. The Tenant will be responsible for any liability or injury resulting to the Owner as result of the Tenants failure to notify the Owner of such defective conditions. If the need to repair is caused by Tenants or their invitees, Owner may make repairs, the cost of which will be treated as additional rent to be paid by the Tenants upon notification of the amount. If the tenant does not pay for outstanding repairs beyond 7 days from the date of expense then a 10% late charge per month that the repair expense is not paid will be charged to the tenant. The tenant is responsible for all repairs to bring back at a minimum to the conditions in which the property was delivered or better. The tenant must pay rent during any period of damage during the period of time in which damages occurred. When the tenant takes delivery, the tenant acknowledges the conditions and approves them unless otherwise specified within 24 hours of taking occupancy in writing to the landlord.

**FAILURE TO PAY COST OF REPAIRS AS ADDITIONAL RENT WILL BE COLLECTIBLE IN RENT COURT.** Any repairs made by the Owner without request by Certified Mail by Tenants shall not be construed as a waiver of the obligation of Tenants to notify the Owner of any requested repairs by Certified Mail. The charges for tenant damages will be actual cost of repair (materials + labor) + 20% (see list).

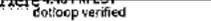
**EXTERMINATION:** The owner will pay for extermination of the property once a year (insects, mice, roaches ONLY, excluding bedbugs). Any extermination of the unit above and beyond the agreed terms will be the responsibility of the tenant. The extermination is part of the ongoing habits and activities of the tenants to encourage or discourage the ongoing issue and therefore will also be the tenants responsibility to ensure they are abated after the landlord has hired extermination once for that year.

This unit was found to be free of bedbugs at the time of signing this lease and any pests during the initial lease signing and inspection of the unit has found such to be the case. Any outbreak is the responsibility of the tenant.

Tenant: 

Date: 3/29/24

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

X   
Initial   
dotloop verified

## 2. Policies and Procedures

## 2.1 GENERAL INFORMATION

**TRASH CANS:** Tenants must provide their own trash cans with lids in the yard labeled with their name and address. If this does not occur, the owner will furnish them at \$25.00 each this cost will be due as additional rent. The trash cans have a designated home location in which the tenant is responsible for keeping such trash.

**BROKEN WINDOWS:** Tenant is responsible to replace broken window glass and repair damaged window and/or window frame or sash or storm windows at Tenant's expense regardless of who is at fault.

**DAMAGED DOOR AND/OR FRAME:** Tenant is responsible to repair or replace, as determined by the Owner, any damaged door or frame at Tenant's expense regardless of who is at fault.

**TENANTS OBLIGATIONS TO THE PROPERTY:** Tenants agree to keep property in a clean, safe and sanitary condition and not to damage, deface, impair, abuse or remove any part of the premises which includes but is not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, electrical, glass doors, window sash, hardware and fixtures; not to use water or wood floors but to keep them waxed and covered with floor covering and to wash and use liquid wax on tiled floors. Tenants agree to keep their entire dwelling unit and basement, yards, porches, fire escape, steps, walk and sidewalks clean and to keep all walks, sidewalks, porches and exterior steps clear of snow and ice, except including common areas on the premises. Tenants sole control; to buy and use a sufficient number of 20 gallon metal garbage cans with tight fitting lids and to set out said cans at such times and location as designated by the Owner so as to effect the proper collection of same; and if Tenants fail to fulfill any of these obligations, Owner may perform them and charge Tenants the reasonable cost for each such item, which the Tenants agree to pay as additional rent. Tenants, if renting a one-family house, shall water and maintain all lawns and shrubbery and agree to

keep all shrubs trimmed, the grass cut and to weed all flower beds and upon failure on their part to do so, Owner may have this done at Tenants expense. In a multi-family dwelling the aforementioned duties will be the responsibility of the first floor Tenant. It is understood and agreed that the rent charged for this first-floor unit has been adjusted in consideration of the Tenant carrying out these duties. Tenants must continually occupy premises and keep premises heated to a temperature above freezing during cold weather by using the heating equipment on the premises and NOT by using gas stove or other appliances except temporarily in cases of emergency. Tenants agree to pay the cost of repairing any damage to the building or equipment therein, including inside burst water pipes or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenants. It will be the responsibility of the Tenants, after the first two weeks of occupancy, to arrange for and pay for the cost of exterminating bugs, pests, insects, vermin and rodents in that portion of the premises under their control and to relieve any and all plumbing corkage. Tenants will also be responsible for the replacement of all broken or cracked window glass or other glass regardless of the nature or cause of breakage. If the Tenants fail to fulfill any of these obligations, the Owner may perform them and charge Tenants the full cost for each item which the Tenants agree to pay as additional rent along with a %15 transaction fee for covering it for the tenant.

**LATE CHARGES, COURT COSTS:** Tenants will pay as a late charge a sum equal to 5% of the amount of delinquent rent due. If the rent is due weekly, the late charge is \$3.00, but weekly late charges shall constitute, in the aggregate, no more than \$12.00 per month. Tenants also agree to pay the 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 Tenant. In the event a Warrant of Restitution (put-out notice) is issued. Tenants also agree to pay the additional Court costs charged by the District Court and will also pay the sum of \$275.00 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. All of the sums expressed in this section above are to be considered and designed as additional rent. If the Tenants pay the rent late on more than three occasions in any twelve-month period, the Tenants will pay to the Owner, upon being given 30 days written notice an additional security deposit equal to the first. This amount together with that previously paid as a Security Deposit will not exceed the amount limited by law.

**SUBLETTING, INSURANCE:** Tenants agree not to sublet or assign this agreement without the written consent of the Owner and not to do anything that will contravene the policy of insurance or increase the rate of insurance premiums on the premises and if they do, the Owner may charge such increase to the Tenants as additional rent. The tenant agrees to either obtain renters insurance or hold harmless the landlord in the event of a claim resulting in any coverage to personal items. If such a claim is made the personal property in which a claim can be made will not be deducted from the claim in which the landlord can be entitled on behalf of the tenant. The owner recommends the tenant to get renters insurance to protect themselves from additional risk. Tenant if permitted use of subletting understands fully that all policies related to this lease are still upheld with the tenant and the subtenant shall incur no liability on behalf of the landlord and the liability still remains with the tenant. The legal liability if an entity is the tenant will be understood that piercing the corporate veil shall prevail and that the person(s) as part of the entity will be held in accordance to this lease. The entity in which the lease may hold this lease shall have not only legal mandates of jurisdiction, state and federal laws but this lease will prevail to be upheld legally in landlord court or any other court related to the business practices of the entity in which it holds this lease. The tenant shall if subletting have a document where this lease rules and obligations is explained and agreed upon as well as a disclosure to any extra provisions between the tenant and subtenant as well may occur. At no time shall the landlord be reached for tenant required repairs unless the following: Related to access, damages the tenant cannot remediate on their own, a landlord related item from before occupancy took place in which the landlord is held liable.. If the tenant is informed of repairs needed by the subtenant the tenant must perform such acts swiftly and within 72 hours of such a request they will inquire with a company or person to remediate the subtenants' requests.

**NOISE AND BEHAVIOR:** Tenants will permit no disturbing noises or conduct, and will not knowingly permit to enter the premises or to remain therein any person of bad or loose character or improper behavior, not permit any illegal or immoral conduct or obstruct or interfere with the rights of other Tenants or any of them or in any way injure or annoy them at any time. Tenants will allow no singing or musical instrument of any kind, including television, radio, hi-fi, stereo, etc., at any time, if the same shall disturb or annoy other occupants of the building or of the neighboring properties.

**PROHIBITED ACTS, CARE OF PREMISES:** Only the persons listed on the rental application will occupy the property. **NO PETS SHALL BE PERMITTED ON PREMISES AT ANY TIME;** no portable swimming pools, playground equipment, air conditioners, electric heaters, washing machines or outside TV or radio aerials or antennae, or any other apparatus designed to receive electronic signal transmission will be installed without written consent of Owner nor will the Tenants overload the electrical system. Nothing will be attached to the roof or walls which would, in any manner, cause damage. Positively no waterbeds are permitted on the premises. Tenants will not in any way obstruct the sidewalks, fire escape, entry, steps, elevators, stairways, landings, etc., nor permit children to play therein. Tenants may not disconnect or remove gas stove or refrigerator, if supplied by Owner, without written permission of Owner. Tenants agree not to violate any law in using the property, and agree to comply with all health, housing, fire and police regulations, and will not store or permit the storage of any gasoline, kerosene, or other flammable liquids or substances in the premises, common halls, basement or storage areas. The use of illegal kerosene heaters is forbidden.

**RIGHT OF ENTRY:** Owner will have the right to enter the premises at reasonable times by use of key or by force if necessary, to inspect same and to make repairs required therein or elsewhere in Owner's property, to enforce any provision of this lease, and to show property to prospective Tenants or others, by appointment or by use of key. It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal term thereof, vacate, abandon, or surrender the premises at any time during the tenancy then the said Owner will have the right to enter the premises by use of key or by force, if necessary, for the purpose of decorating or repairing said premises so that it may be put in a habitable and proper condition for occupancy by a prospective or another Tenant, without being liable to prosecution therefore or damages by reason thereof and without relieving the Tenants of any obligations to pay the rent for said premises. The tenant may prior to completion of construction enter the property and use any completed areas that are deemed safe for their intended use at any time.

**LOCKS:** Tenants will not alter or add any lock or lock cylinder in any door without the written consent of the Owner. If such consent is given, the Tenants will immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right of access to the premises. Owner may retain a pass key to the premises. Tenants agree that they have examined all locks throughout the premises and are satisfied that the same are suitable and in good working order so as to afford a reasonable degree of safety and security.

**SECURITY DEPOSIT:** Security Deposit paid, together with interest as provided by law, is refundable to Tenants and will be mailed to them at their last known address within 45 banking days from end of tenancy, but Owner may deduct from the Security Deposit any unpaid rent, water bills, late charges, court costs, damage due to the breach of this agreement, and damages to the premises by the Tenants, their family, agents, employees, social guests in excess of ordinary wear and tear. Tenants have the right to be present when the Owner or his agent inspects the premises in order to determine if any damage was done to the premises if Tenants notify Owner by Certified Mail at least 5 days prior to the date of moving or of their intention to move, the date of moving and their new address. Upon receipt of the notice, the owner shall notify Tenants by Certified Mail of the time and date when the premises are to be inspected. The date of inspection will occur within five days before or five days after the date of moving as designated in the Tenants notice.

Article 53, of the Annotated Code of Maryland, Section 43A, (a) provides: "If the landlord imposes a security deposit, he will, upon request, promptly prove the Tenant with a written list of all existing damages. The request must be made within 15 days of the Tenant's occupancy." This is declared to be such a written request by the Tenants. The owner hereby furnished the following list of existing damages:

The basis for the above list is a personal inspection which has been made by the Owner or his agent. The Tenants have also personally inspected the premises and are satisfied with the accuracy of the above list. However, if they hereafter find any existing damage inadvertently overlooked by either the Owner or the Tenants, the Tenants agree to notify the Owner within 15 days from the date of occupancy in writing by Certified Mail with full details. (See "receipt for Security Deposit" as attached to lease.)

**DEPOSITS:** If the law requires the Owner to install smoke detectors in any dwelling then, at the option of the Owner, the Tenants may be required to pay a refundable deposit for each legally required smoke detector installed and/or existing on the premises. If the Tenants fail to pay said deposit to the Owner immediately upon demand, then the Owner may treat the amount due as additional rent. The deposit will not exceed the cost of the smoke detectors and the installation thereof.

**PERMISSIBLE USE:** Tenant recognizes and understands that they are taking occupancy with "Bare" use and that the property is being occupied without a renters license, lead certificate, final certificate of occupancy. This does not give the tenant use to the property in occupancy in direct conflict or opposition to the requirements of not having those obtained. The tenant understands they may use the property only in which use is legally allowed and with the purposes solely when not having these obtained. The tenant does not have the legal right to have any term of this agreement voidable or without enforcement due to the lack of the approvals and obtained certificates and licensing. The tenant may not file with state, local or federal agencies regarding real estate applications that are not consistent with the use that the tenant is occupying only the first floor office space without consent from the landlord. If such activity occurs it is grounds for eviction as well as damages.

**NOTICE OF MOVING:** Tenants must give 60 days' notice by Certified Mail prior to moving, clean the property, including the gas stove and other equipment, if supplied, remove all trash, furniture and other belongings, secure the premises and leave same in good condition, ordinary wear and tear excepted, and return keys to Owners office within 24 hours after vacating. When lease has been terminated by action of the parties or by operation of law, Owner may remove and dispose of such personal property which has been abandoned and Tenants agree to pay the cost of such removal. Tenant must arrange a move-out inspection with Owner. Failure of Tenants to provide the Owner with 60-day notice will result in forfeiture of deposit.

**BREACH OF LEASE:** If Tenants violate any terms of this lease, it shall be considered a breach of the lease and the Owner may avail himself of whatever remedies are permitted by law in order to recover possession of the premises, and as much of the security deposit as is necessary will be applied by Owner as damages for rental breach of lease and damage to premises, but such retention shall not be construed as a waiver of any other rights of the Owner. Petition for bankruptcy protection. Tenant shall be in Default of this Agreement if they files any petition for bankruptcy protection under any Chapter of the United States Bankruptcy Code, whether such petition is voluntary, involuntary, and whether such petition is ultimately dismissed, or not.

**COMMERCIAL LEASE:** The Tenant acknowledge and agree that the Property shall be used solely for legal commercial purposes. Tenant may not use the Property for any residential purposes whatsoever. Tenants acknowledge that this is not a residential lease agreement. Short term

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stay for treatment related activities is permissible.

**MULTIPLE DWELLING-WATER, HALLWAYS:** If property contains two or more units, Owner will pay the cost of water and sewer service charge unless otherwise stated in this agreement. Tenants agree to exercise in using water and to promptly report all water leaks to the Owner, and if Tenants fail to do so, they agree to pay as additional rent the amount by which the bill for water and sewer service charge was increased by their failure to notify the Owner of leaks. Tenants agree not to use water to wash vehicles. If the property contains two or more dwelling units, then Tenants shall also be responsible for keeping the hallway adjacent to their apartment and the stairway giving access to their apartment in a clean condition; and to keep said hallway and/or stairway, as the case may be, lighted whenever necessary with a bulb bright enough to throw sufficient illumination onto said area in order to effect safe passage. Note: Use 60-watt bulbs maximum.

**CHECKS:** We do not accept personal checks for rental payments. **NO EXCEPTIONS!** Wire instructions will be provided within 7 days from execution of this lease for all payments.

**DESTRUCTION OF PREMISES:** In the event the premises becomes impossible to live in as a result of fire, floods, civil disorder or other causes beyond the control either the Owner or the Tenants, the obligation to pay rent shall cease immediately and the Tenants agree to vacate the premises at once. The Owner will not be liable for any loss or damages to any property at any time located on the premises, whether due to theft or suffered by reason of fire, water, rain, snow, hail, lightning, vermin or any other cause unless such loss is caused by the Owners negligence. Tenants are advised to purchase renters' insurance with liability rider.

**TENANT'S HOUSING RESPONSIBILITIES UNDER BALTIMORE CITY LAW**

- You must not overcrowd the dwelling. A family of five (5) is appropriate for a house with six (6) rooms.
- You must not permit anyone to sleep in a room without a window or skylights. Restrictions on basements as sleeping and dwelling spaces depend on windows for light and ventilation.
- Your dwelling space must be kept clean and free of roach and rodent infestation.
- You must have an approved metal garbage can with a tight-fitting lid for inside and outside the dwelling unit. You must not place garbage and trash in cardboard or plastic containers.
- You must not throw or place garbage, trash, furniture, mattresses or any other refuse onto the roof, porch, hallway, stairway, stair landing, fire escape, and sidewalk or into the yard, street, gutters or alley.
- You must report to the Owner defective electrical wiring, faulty plumbing or any other unsafe conditions.
- You must not store flammable liquids and materials in dwelling areas.
- You must maintain the operation of battery-operated smoke detectors in single-family dwellings.

**FAILURE ON YOUR PART TO COMPLY WITH THE HOUSING LAWS OF BALTIMORE CITY MAY RESULT IN YOUR BEING FINED FOR EACH DAY'S VIOLATION. OWNERS ARE EXPECTED TO POST THIS NOTICE IN MULTI-FAMILY BUILDINGS AND TO OFFER IT TO EACH TENANT UPON EXECUTION OF A RENTAL AGREEMENT OR LEASE.**

Owners/property managers are required to inspect dwelling units to see that the Tenant is in compliance with these rules.

OWNERS: <<Owner Name(s)>> [Redacted]

TENANT [Redacted]

DATE: <<Lease Creation Date: 3/29/24>>

By initialing below, you acknowledge and agree to the terms in Section 2.

X [Redacted Signature]

### 3. Responsibilities

#### 3.1 GENERAL OVERVIEW

**RENTAL APPLICATION:** Tenants agree that all information supplied by them in the Rental Application which is made a part of this Agreement is true and, in the event any information is not complete and true in every respect, the Owner will be entitled to possession of the property pursuant to law, and Tenants will be liable for all costs and expenses including reasonable attorney's fees incurred in connection therewith.

**SUMMARY EJECTMENT, DISTRAINT:** If any installment of rent shall become in arrears, the Owner will have the right to use the process of summary ejectment or distraint.

**CESSATION OF SERVICES:** It is mutually agreed that the Owner has equipped the building with adequate heating, plumbing, electrical, hot water and other necessary facilities and apparatus and in the event of accident thereto or breakdown thereof, Owner will use every reasonable effort to promptly restore the service, and will not be chargeable by the Tenants for a temporary cessation of an adequate supply of same. In the event Owner or Tenant is prevents or is unable, for reasons beyond Owners or Tenants control, to obtain fuel or electricity for their services which they respectively have agreed above to furnish or in the event of the rationing or non-delivery of the same, Owner is hereby released and discharged from any damages, direct or indirect, which might be suffered by tenants, and this lease will continue in full force and effect.

**WAIVER:** The failure of the Owner to insist, in any one or more instances, upon strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver or relinquishment for the future of such covenant or option, but the same shall continue and remain in full force and effect.

**OWNERS, TENANTS – MEANING OF:** Wherever in this agreement the term “Owner” is used, it shall be construed to also mean “or his agent” and wherever the term “Tenants” is used, it shall be also mean “his family, employees, servants, agents, guests, invitees or sub tenants.

**CONSTRUCTION:** The owner pledges to complete the office space on the first floor prior to spending any frivolous work on the remaining two floors without delay. The office space shall have the owner ensure city required or tenant required repairs or improvements prior to expenditures on the remaining two floors.

**CHARGES AGAINST TENANTS-TREATED AS RENT:** Wherever this agreement provides for additional rent or a charge against the Tenants, for any reasons so stated in this agreement, or requires Tenants to be responsible for the payment of a bill, and in the event the Tenants fail to pay such additional rent, charges, payments, then the amount thereof, at the discretion of the Owner, and without further notice to Tenants, shall be added to and deemed part of the rent due and is payable without setoff or deduction. The Owner shall have the same remedies for the collection of such additional rent, charges or payments as he has the rent.

**ALLOCATION OF PAYMENTS MADE BY TENANTS:** All payments made by the Tenants to the Owner shall be applied as follows: firstly, to any late charges due and owing; secondly, to any and all court costs due, owing and arising out of a summary suit for rent, thirdly, for any costs, deposits, or charges which are the obligation of the Tenants as stated in other sections of this lease; fourthly, to any past due rents or debts arising out of the lease; fifthly, to any currently due rent; lastly, to any deposits due on account as stated in other sections of this lease.

**PARTIAL RENT PAYMENT:** It is agreed that the acceptance by the Owner of less than the full amount of rent due and owing shall not serve to prevent the Owner from filing a summary ejection action for any balance still due and owing.

**PARTIES LIABILITY:** It is agreed that the acceptance of a lease is between the future purchaser of the [redacted] and the previous owner makes no warranties and is hereby not bound to any conditions met or otherwise of this agreement. The mutual covenants and agreements contained in this Agreement or implied expressed or otherwise with any commitments or actions will hold harmless [redacted] and its members from any involvement related to this tenancy. [redacted] will be held harmless from any connection to financial gain or positioning in relation to this lease, sale or any other implied or otherwise agreements in connection to this agreement. By this Agreement, Tenant and Landlord expressly waive any right to additional legal process in the event of Default.

**EXPENSES OF COLLECTION:** In the event that it shall become necessary for Owner to institute legal proceedings against Tenant(s) for non-payment of rent, or for the violation of any other term or condition of this agreement, I, Owner may assess and Tenants(s) agree to pay, as additional rent, legal expense of fifteen percent (15%) of any amount claimed or reasonable legal fees for the enforcement of any of the covenants of this Rental Agreement plus court costs and private process service fees incurred. Should Owner employ an agent to institute proceedings for repossession of the premises for nonpayment of any installment of rent, and should such rent be due and owing as of the filing of said proceedings, the tenant shall pay to the Owner the reasonable costs incurred by Owner in utilizing the services of said agent. The costs are deemed to be due as additional rent and may be sued for in rent court.

**ILLEGALITY-SEVERABILITY:** In the event any provision or provisions of this Lease shall be deemed by a court of competent jurisdiction to conflict with applicable law, such provision or provisions shall, at Owner’s option, either be (1) deemed modified to the extent necessary to comply with such law, or (2) severed from this Lease and shall cease to be a part thereof. If such provision or provisions are so severed, the remainder of this Lease shall remain in full force and effect.

**VACATING PREMISES:** Tenants must give a 60-day written notice by Certified Mail that the tenant is moving. This notice must be sent in time for it to be received by the Owner before the next rent due date and the 60 days start on that due date. Improper notice will result in forfeiture of Tenant’s security deposit.

**NOTICE:** If there are two or more undersigned Tenants, then any notice given by Owner to one will constitute notice to all. Tenant agrees to abide by general rental policy requirements for liability insurance coverage. All other pages attached to this lease are hereby made a part of this rental agreement and are signed accordingly. All claims for unpaid bills may allow landlords to make claims with private and public entities against licensures.

**ENTIRE AGREEMENT:** The Owner has made no promises or representations except those stated in this Agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both Owner and Tenants. NO VERBAL CHANGES WILL BE HONORED.

TENANTS HAVE READ OR HAVE HAD THIS AGREEMENT READ TO THEM, UNDERSTAND SAME, HAVE RECEIVED A COPY OF THIS AGREEMENT, AND BOTH OWNER AND TENANTS BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH THEREIN.

**SIGNATURE OF TENANT**

«Tenants (Financially Responsible) [redacted]

dotloop verified  
04/12/24 4:40 PM EDT  
WFKL-BURF-CJY-V7UV

### 3.2 DRUG FREE HOUSING

1. The Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control will not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent criminal activity or drug-related criminal activity.
2. The Tenant or any member of the Tenant's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.
3. "Violent criminal activity" means any felonious criminal activity that has one of its elements, the use, attempted use, or threatened use of physical force against the person or property of another.
4. "Drug related criminal activity" means any illegal manufacture, sale, distribution, or use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 201 of the Controlled Substance Act) (U.S. C. 802).
5. One of more violations of section 1 or section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violation is ground for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by the law.

### 3.3 WATER TO BE PAID BY TENANT

It is the Tenant's responsibility to pay the metered water bill and sewer charge in full on the herein rented Property immediately on presentation of these bills when issued by the City of Baltimore AS ADDITIONAL RENT. If Tenant fails to pay the bill as stated above, the amount of the bill will be additional rent due from the Tenant to the Owner. In such case, Owner will have the right to file summary ejection for nonpayment of rent in the Rent Court Division of the District Court of Maryland AND THE TENANT WILL BE SUBJECT TO EVICTION FOR NON-PAYMENT OF WATER AND SEWER SERVICE CHARGE IN THE SAME MANNER AN NON-PAYMENT OF ANY OTHER RENT.

All of the above has been fully explained to me by the Owner or his/her agent, and I fully understand and agree to the above and have received a copy of this agreement.

### 3.4 CONDITION OF WALLS AND WOODWORK

Tenant has inspected the Property and has found that the walls do not have any broken plaster and that the woodwork is smooth and without any peeling/flaking paint. Tenant agrees to pay Owner for repairs to walls and woodwork damaged during Tenant's occupancy. Tenant further agrees to notify the Owner by Certified Mail of any broken plaster or flaking paint on walls or woodwork.

All of the above has been fully explained to me by the Owner or his/her Agent, and I fully understand and agree to the above and have received a copy of this agreement.

By initialing below, you acknowledge and agree to the terms in Section 3.

X   
 dotloop verified

## 4.1 General Clauses

### RENTAL AGREEMENT ADDENDUM - RULES AND REGULATIONS

#### TENANT AGREES NOT TO:

1. **PETS:** Keep any pets in or about the Premises without the written permission of the Owner.
2. **APPLIANCES:** Install any washing machines, dryers, dishwashers, air conditioners or other appliances in the Premises without prior written consent of the Owner.
3. **WATERBEDS:** Keep any water-contained furniture in the Premises.
4. **ELEVATORS:** Utilize passenger elevators (if any) for baby carriages, bicycles, etc.
5. **WALLS AND WOODWORK:** Drive nails into the woodwork or walls of the Premises.
6. **WALLPAPER, PAINT AND MIRRORS:** Apply contact paper, wallpaper or mirrors to the Premises and will not change the type or color paint within the Premises from that utilized by the Owner.
7. **HEATING:** Interfere with any portion either of the heating or lighting or other apparatus in or about the building.
8. **PORTABLE HEATERS:** Store, install or operate, in or about the Premises, unvented, portable kerosene-fire heaters.
9. **LOCKS:** Change the locks on the doors of the Premises or install additional locks, chains or other fasteners without the prior written permission of the Owner. Upon termination of the tenancy, all keys to the Premises must be returned to the Owner. If Tenant shall fail to comply with this Rule, Tenant shall pay Landlord Sixty dollars (\$60.00) for reimbursement of the cost of changing or re-keying the locks.
- 10.

**PERSONAL BELONGINGS:** Leave any personal belongings (including lawn furniture) in the parking areas, public halls, sidewalks, in elevators (if any), lawn areas or other common areas of the unit.

11. **CARPETING:** Install wall to wall carpeting without the prior written consent of Owner. Tenants shall not iron nor place any other heated appliances or materials, including cigarettes or matches, upon any carpet. Burn marks on the carpet shall give the Owner the right to replace all of part of any carpet at Tenant's expense.
12. **APPLIANCES & UTILITIES OBSTRUCTIONS:** Misuse or overload appliances or utilities furnished by the Owner. Clothes washing machines and dryers, if provided in a unit, are to be used in accordance with manufacturer's recommendations. Appliances found to be in need of repair due to Tenant's neglect, including damages due to overloading, unbalanced loads of wash and failure to clean filters, will be removed or repaired, at a minimum charge to the Tenant of Sixty-five dollars (\$65.00) plus the cost of repair parts, at Owner's discretion. If an outside service provider is required, these additional charges will be passed on to Tenant.
13. **OBSTRUCTIONS:** Obstruct or use for any purpose other than ingress and egress the sidewalks, entrances, passages, courts, vestibules, stairway and halls.
14. **ADVERTISING:** Display any advertisement, sign or notice inside or outside the Premises.
15. **WIRES AND ANTENNAS:** Install any wire, cable or antenna for radio, television or other purposes in or on the Premises.
16. **FIRE OR INSURANCE RISK:** 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.
17. **LITTER:** Litter or obstruct the public halls or grounds.
18. **LAWS AND INSURANCE:** Do anything that would violate any law or increase the insurance rates on the building in which the Premises are situated. Tenant further covenants and agrees not to use the Premises, or permit other persons to use the Premises, for any improper, illegal or immoral purposes. The sale, distribution or possession of illegal, dangerous or prohibited drugs or drug paraphernalia on the Premises shall be considered grounds for immediate termination of this Lease and Tenant's occupancy of the Premises.
19. **THROWING OF ARTICLES:** Throw or allow anything to be thrown out of the windows or doors or down the passages of the building or from the balconies or patios.
20. **WINDOW SILLS:** Place anything on the outer edges of the sills of windows. Tenants will be responsible for closing of windows in his/her dwelling during storms.
21. **AUTOMOBILES:** Hose wash automobiles.
22. **OBSTRUCTION OF FLOORS, ETC.:** Cover or obstruct the floors, skylights, doors and windows that reflect or emit light.
23. **CHARCOAL GRILL:** Use or store any charcoal or gas grills or other open flame cooking devices, or do any open cooking on balconies or patios.
24. **DAY CARE CENTER:** Tenant will not provide, for consideration, in or about the Premises, substitute parental or guardianship care or supervision to children not related to the Tenant by blood.
25. **PLUMBING:** Tenant shall not pour any grease, oil, viscous or toxic substances, sanitary or hygiene products or wads of paper down any drain line. Tenant shall also be responsible for the repair of any water damage caused by an overflowing drain in Tenant's dwelling. Tenant will not deposit sanitary napkins in toilets but will be wrapped and deposited with other waste matter and refuse.
26. **PREMISES:** Make any alterations to the premises without written permission of the Owner. Tenant will not interfere with other Tenant's premises.
27. **OWNER'S EMPLOYEES AND AGENTS:** Engage the services of any employee or agent of the Owner for Tenant's use during the hours in which the said employee is employed by the Owner.
  1. **PLUMBING PROBLEMS TENANT:** Tenant understands the house is free from all leaks and plumbing backups. If there is a leak or plumbing back up that is the tenant's fault, The tenant will be billed. Owner will not pay for grease clogs, hair clogs, children's toys, etc. The plumber who comes to the unit will pull out the drain line what has caused the problem and note it on the invoice. Tenant will pay for all invoices for damage that the tenant caused.
  2. **DAMAGES:** The tenant is solely responsible for bringing the property condition back into the original state in which the tenant took occupancy, tenant will be responsible for payment of all damages caused and in the event the tenant as an entity fails to perform the managing members of said entity will be held personally responsible for payment failures within 30 days from the date of notice by the landlord. If repairs are not paid for in 30 days after the bill is received; the unpaid damages bill will become unpaid rent and collectible as the same methods as unpaid water bills and rent.

**4.2 LEAD PAINT DISCLOSURE**

**Lead Warning Statement**

*Housing built before 1978 may contain lead-based paint. Lead from paint, pain 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-paint hazards in the dwelling. Lessors must also receive a federally approved pamphlet on lead poisoning prevention.*

**Lessor's Disclosure**

1. *Presence of lead-based paint and/or lead-based paint hazards (Check (I) or (II) below):*
  1. Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).  Lessor
  2. has no knowledge of lead-based paint and/or lead-based paint hazards in the housin
3. *Records and reports available to lessor (Check (I) or (II) below):*

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

Lead certificate #

1. The Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in housing.

Lessee(s) Acknowledgment (initial)



- 1. Lessee(s) have received copies of all information listed above.
- 2. Lessee(s) have received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgement (initial).

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. **Certification of Accuracy**

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.

**ADDENDUM TO RENTAL AGREEMENT – LEAD PAINT WARNING**

We are concerned about you, the Tenant, and your children, and we need your cooperation to make sure the property is maintained in good condition to reduce any potential lead hazards.

The property may not have been tested for the presence of lead-based paint. Tenant acknowledges that in Baltimore City and in houses as old as this one, any portion of the property may have been painted with lead paint by a prior owner or occupant of the property, or the water system may contain lead which leaks into the water, or the building may contain other dangerous substances; all of such substances being possibly dangerous to life and health, and in the case of lead, particularly dangerous to young children.

Areas in the property that are of particular concern are chipping, flaking, loose, pre peeling paint, plaster, or wallpaper are doors, windows, woodwork and wood trim. If the property is inhabited or will be inhabited by children, and Tenant finds any chipping, flaking, lose or peeling paint, plaster or wallpaper, either inside or outside the house, Tenant must tell the Owner **IN WRITING IMMEDIATELY** so that Owner can make repairs.

Upon being made aware of lead paint or other sources of lead on or about the premises, Tenant agrees to move out of the premises (if only temporarily) and take ALL belongings in order for any or all repairs, repainting, etc. to be performed to remedy the sources of lead.

Tenants will read and will be thoroughly familiar with "lead based paint poisoning hazards' ' and practice all precautions as prescribed in handout by Section 8 office as published by MD Department of Environmental Lead Poisoning Prevention Division. Tenant further agrees that no painting or preparation for painting will be done by Tenant or Owner with children in the house. Tenant takes full responsibility to see that the Property is properly maintained and all paint kept free of chipping or peeling so that no such dangerous exposure will occur, and assumes responsibility for any damages to anyone that may result from his/her failure to do so. Tenant agrees to clean frequently (at least once a week) with high phosphate detergent such as Spic & Span or tri-sodium phosphate. Diet of all children should be monitored carefully. Wash children's hands and face before they eat. Wash children's toys and pacifiers frequently. Never allow children to eat dirt or other nonfood items. Make certain that children have adequate amounts of iron and calcium in his/her diet, and ask the children's doctor about vitamin supplements. Tenant agrees to remove any flaking or peeling paint, supervise any children from chewing on painted surfaces or eating paint fragments. Tenant agrees to run the cold water each morning for at least three minutes before permitting it to be used for consumption.

**BALTIMORE CITY LEAD POISONING PREVENTION PROGRAM**

211 Wall Street, Second Floor Baltimore, MD 21230 410-396-8595

or

**MARYLAND DEPARTMENT OF ENVIRONMENT LEAD PREVENTION PROGRAM**

2500 Broening Highway Baltimore, MD 21224 410-631-3859

The tenant accepts the proposition that the Owner has no specific knowledge or specific reason to believe in the existence of such conditions, and will never be entitled to assert otherwise. Before renting and signing this form, you must inspect the property carefully. If more space is needed to answer any questions, write the additional information on the back.

**CHECK ONE:**

There is NO chipping, flaking, loose or peeling paint, plaster or wallpaper in this property.

There is chipping, flaking, loose or peeling paint, plaster or wallpaper in this property in the following locations: Please list the names, ages, and birth dates of all children who will be living at the property:

Are any of the above listed children receiving now or have they previously received treatment for lead poisoning? YES / NO

If yes, please list their names, when and where they were treated:

10

ALL OF THE ABOVE HAVE BEEN FULLY EXPLAINED TO ME BY THE OWNER OR HIS AGENT, AND I FULLY UNDERSTAND AND AGREE TO THE ABOVE AND HAVE RECEIVED A COPY OF THIS AGREEMENT.

THIS NOTICE HAS BEEN READ BY/OR TO ME, AND I UNDERSTAND IT FULLY. I UNDERSTAND THAT LEAD CAN BE DANGEROUS TO

CHILDREN. I WILL NOTIFY THE LANDLORD IN WRITING IMMEDIATELY IF I FIND CHIPPING, FLAKING, LOOSE OR PEELING PAINT, WALLPAPER OR PLASTER. I HAVE INSPECTED THE PROPERTY CAREFULLY, AND EXCEPT AS SPECIFICALLY LISTED ON THIS FORM BY ME, THERE IS NO CHIPPING, FLAKING, LOOSE, OR PEELING PAINT, PLASTER OR WALLPAPER.

**RENTAL AGREEMENT ADDENDUM – DRUG FREE HOUSING**

- 1. The Tenant, any member of the Tenant’s household, or a guest or other person under the Tenant’s control will not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent criminal activity or drug-related criminal activity.
- 2. The Tenant or any member of the Tenant’s household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity, including, but not limited to, violent criminal activity or drug-related criminal activity.
- 3. “Violent criminal activity” means any felonious criminal activity that has one of its elements, the use, attempted use, or threatened use of physical force against the person or property of another.
- 4. “Drug related criminal activity” means any illegal manufacture, sale, distribution, or use or possession with intent to manufacture, sell, distribute or use, of a controlled substance (as defined in section 201 of the Controlled Substance Act) (U.S. C. 802).
- 5. One of more violations of section 1 or section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violation is ground for termination of tenancy and eviction from the unit.
- 6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by the law.

TENANT:

<<Tenants (Financially Responsible)>> [REDACTED]

DATE:

<<Lease Creation Date>> 3/29/24

**4.3 PHYSICAL DAMAGE REPAIR & REPLACEMENT FEE SCHEDULE**

**PHYSICAL DAMAGE REPAIR/REPLACEMENT/SERVICE COST SCHEDULE**

The following schedule of service charges will be incurred in the event of damage and/or destruction of property belonging to the Owner. This will include all damages, destruction of property and services rendered excluding those normally associated with normal wear and tear. Terms not included will be quoted prior to repair. Tenant has the option of making repairs if the Owner is notified prior to repair and approves it. The amounts shown cover materials only. Labor cost for items not specifically listed in this schedule shall be at the rate of \$35.00 per man-hour. Charges collectible as additional rent and/or will be deducted from the Security Deposit.

Except for normal wear and tear, the following specific deductions or damages shall be charged against the Tenant:

**LOCK-OUTS AMOUNT**

Lock-out during office hours (Monday – Friday; 9am – 5pm) \$50.00

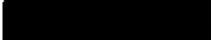
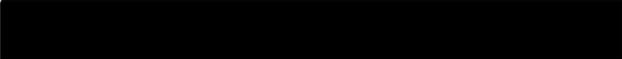
Lock-out during non-office hours (Saturday, Sunday & Holidays) \$75.00

This Addendum, as part of the Lease Agreement, establishes a tentative schedule of standard deductions to be utilized by Landlord, when assessing charges against Tenant for damages, with the exception of reasonable wear and tear done to the property. Landlord reserves the right to alter this Addendum if the repair cost of materials should become higher than those listed on this schedule. The Landlord further reserves the right to assess against Tenant, for such damages, the actual costs of material and repairs, plus a 10% administrative fee; if there is a variance between the tentative schedule in this addendum.

By initialing below, you acknowledge and agree to the terms in all sections of this document leading to Section 5.

## 5. Sign and Accept

By signing the lease agreements, you agree to all terms set forth on this day << 3/29/24 >>

 managing member of:  


Lessee: \_\_\_\_\_ Date: 04/06/2024



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Lessor: \_\_\_\_\_ Date: 04/06/2024

x 

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