

BGE ACCOUNT \_\_\_\_\_

## RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement ("Lease") is made and effective 9-1-22 by and between [REDACTED] ("Landlords") and:

Tenant 1: [REDACTED]

Tenant 2: [REDACTED]

("Tenant," whether one or more). This Lease creates joint and severable liability in the case of multiple Tenants.

### 1. PREMISES.

Landlord hereby rents to Tenant and Tenant accepts in its present condition the Property at following address: **1705 N Mount Street, Baltimore, MD 21217** (the "Property").

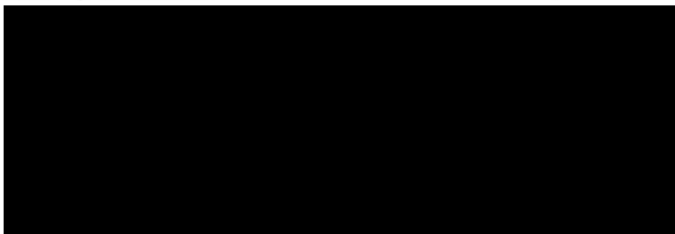
### 2. TERM.

The term of this Lease shall start on **09/01/2022** and is on month-to-month cycle. In the event that Landlord is unable to provide the Property on the exact start date, then Landlord shall provide the Property as soon as possible, and Tenant's obligation to pay rent shall abate during such period. Tenant shall not be entitled to any other remedy for any delay in providing the Property.

### 3. RENT & RENT ALLOCATION.

Tenant agrees to pay, without demand, to Landlord as "**BASE RENT**" for the Property above in the sum of

**\$900.00** per month in advance on the first day of each calendar month, at:



or at such other place as Landlord may designate. Landlord may impose a late payment charge of 5% for any amount that is more than five (5) days late. Rent will be prorated if the term does not start on the first day of the month or for any other partial month of the term.

always maintain operational batteries. The Tenant must report immediately to the Landlord any malfunction with carbon monoxide detector(s).

- Under no circumstance may a stove, oven or range be used as a source for heat.
- Charcoal and Gas Barbecue grills may not be used inside the Leased Premises.
- All windows and doors must remain closed during inclement weather.
- The Tenant shall notify Landlord of any pest control problems. **OWNER/LANDLORD ARE NOT RESPONSIBLE FOR THE TREATMENT OF BEDBUGS.**
- Fish tanks, waterbeds and liquid furniture are not permitted without the written permission of the Landlord.
- **GRASS MAINTENANCE AND SNOW REMOVAL** are the responsibility of the tenant
- Any Breach of Lease will be terms for an eviction.

#### 7. PROPERTY OCCUPANTS.

Tenant agrees that the Property shall only be occupied by the tenants specifically identified in the Lease above, without the prior written consent of Landlord. **IF AT ANYTIME THE OWNER/LANDLORD/AGENT DISCOVERS UNAUTHORIZED PARTIES RESIDING IN PROPERTY WITHOUT PERMISSION THIS WILL BE CONSIDERED A BREACH OF LEASE AND EVICTION FILING WILL BE CONDUCTED.**

#### 8. CONDITION OF PREMISES.

A. Tenant agrees that Tenant has examined the Property, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, good repair, safe, clean, and rentable condition.

B. Landlord and Tenant agree that a copy of the "Joint Inspection," the original of which is maintained by Landlord and a copy provided to Tenant, attached hereto reflects the condition of the Property at the commencement of Tenant's occupancy.

#### 9. ASSIGNMENT AND SUBLETTING.

A. Tenant shall not assign this Lease or sublet or grant any concession or license to use the Property or any part of the Property without Landlord's prior written consent.

B. Any assignment, subletting, concession, or license without the prior written consent of Landlord, or an assignment or subletting by operation of law, shall be void and, at Landlord's option, terminate this Lease.

#### 10. ALTERATIONS AND IMPROVEMENTS.

A. Tenant shall make no alterations to the Property or construct any building or make other improvements without the prior written consent of Landlord.

14. MAINTENANCE AND REPAIR.

A. Tenant will, at Tenant's sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease. In particular, Tenant shall keep the fixtures in the Property in good order and repair; keep the furnace clean; and keep the walks free from dirt and debris. *Tenant shall, at Tenant's sole expense, make all required repairs to the plumbing, range, oven heating apparatus, electric and gas fixtures, other mechanical devices and systems, floors, ceilings and walls whenever damage to such items shall have resulted from the Tenant's misuse, waste, or neglect, or that of the Tenant's family, agent, or visitor.* There is a 50.00 surcharge that will be assessed to the tenant on all plumbing and toilet backup maintenance calls that are initiated at the property resulting from the negligence of the tenant, tenant family, agent or visitor. Owner or Landlord will not be held responsible for the spoilage of food due to appliance malfunction but will be required of prompt appliance repair or replacement. OWNER REPAIRS FOR APPLIANCES FOR MALFUNCTION ONLY COVER THE FOLLOWING APPLIANCES – REFRIDGERATOR, STOVE AND OVENS. Any other appliances located in the property needing repair are responsibility of the tenant.

B. Tenant agrees that no signs shall be placed, or painting done on or about the Property by Tenant without the prior written consent of Landlord.

C. Tenant agrees to promptly notify Landlord in the event of any damage, defect or destruction of the Property, or the failure of any of Landlord's appliances or mechanical systems, and except for repairs or replacements that are the obligation of Tenant pursuant to Subsection A above, Landlord shall use its best efforts to repair or replace such damaged or defective area, appliance or mechanical system. Requests for repairs where no damage or defect is found will result in industry standard charges being assessed by the Landlord to the Tenant.

15. ANIMALS.

Tenant shall keep no domestic or other animals in or about the Property without the prior written consent of Landlord.



**20. FORFEITURE OF SECURITY DEPOSIT - DEFAULT.**

It is understood and agreed that Tenant shall not attempt to apply or deduct any portion of any security deposit from the last or any month's rent or use or apply any such security deposit at any time in lieu of payment of rent. If Tenant fails to comply, such security deposit shall be forfeited and Landlord may recover the rent due as if any such deposit had not been applied or deducted from the rent due. For the purposes of this paragraph, it shall be conclusively presumed that a Tenant leaving the Premises while owing rent is making an attempted deduction of deposits. Furthermore, any deposit shall be held as a guarantee that Tenant shall perform the obligations of the Lease and shall be forfeited by the Tenant should Tenant breach any of the terms and conditions of this Lease. In the event of default, by Tenant, of any obligation in this Lease which is not cured by Tenant within fifteen (15) days' notice from Landlord, then in addition to forfeiture of the Security Deposit, Landlord may pursue any other remedy available at law, equity or otherwise.

**21. ABANDONMENT.**

If at any time during the term of this Lease, Tenant abandons the Property or any of Tenant's personal property in or about the Property, Landlord shall have the following rights: Landlord may, at Landlord's option, enter the Property by any means without liability to Tenant for damages and may release the Property, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such releasing; Also, at Landlord's option, Landlord may hold Tenant liable for any difference between the rent that would have been payable under this Lease during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period realized by Landlord by means of such releasing. Landlord may also dispose of any of Tenant's abandoned personal property as Landlord deems appropriate, without liability to Tenant. Landlord is entitled to presume that Tenant has abandoned the Property if Tenant removes substantially all of Tenant's furnishings from the Property, if the Property is unoccupied for a period of two (2) consecutive weeks – (14) consecutive days, or if it would otherwise be reasonable for Landlord to presume under the circumstances that the Tenant has abandoned the Property.

**22. SECURITY.**

Tenant acknowledges that Landlord does not provide a security alarm system or any security for the Property or for Tenant and that any such alarm system or security service, if provided, is not represented or warranted to be complete in all respects or to protect Tenant from all harm. Tenant hereby releases Landlord from any loss, suit, claim, charge, damage or injury resulting from lack of security or failure of security.

**28. ENTIRE AGREEMENT.**

This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease is hereby superseded. This Lease may be modified only by a writing signed by both Landlord and Tenant. The following Addendums, attached to this Lease Agreement, shall become part of this Lease Agreement:

- Maryland Lead Poisoning Prevention- Notice of Tenants' Rights
- Lead Paint Pamphlet - Free EPA Disclosure
- Lead Based Paint Disclosure & Certification
- Asbestos Disclosure
- Mold Disclosure
- Maryland Security Deposit Receipt
- Joint Inspection Form

**29. NOTICES.**

Any notice required or otherwise given pursuant to this Lease shall be in writing; hand delivered, mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Property and if to Landlord, at the address for payment of rent.

**\*\*\*\*\*THIS SPACE LEFT INTENTIONALLY BLANK\*\*\*\*\***

**IN WITNESS WHEREOF**, the parties have caused this Lease to be executed the day and year first above written. By signing this Lease, the Tenant certifies that he/she has read, understood and agrees to comply with all of the terms, conditions, Rules and Regulations of this Lease Agreement including any addendums and that he/she has received the following:

1. Copies of all Addendums, Rules and Regulations, Special Terms and Conditions, and Applications.
2. All necessary Key(s), Garage Door Opener(s), Security Card(s), and/or Auto Sticker(s) to the Leased Premises

Tenant 1 Signature



Tenant 2 Signature



Landlord Signature

