

RENTAL AGREEMENT

Property: 313 S. Stricker Street Baltimore, MD 21223

Tenants: [REDACTED]

1- Year lease.

In consideration the owner renting the above premises to the tenants, the tenants hereby understand and agree to the following terms and conditions:

RENT: Rent shall be \$ 975.00 per month payable each month on the 1st of each month. The Tenant agrees to pay the rent when due, without setoff, deductions, or the need for demand or notice, at the designated from day to day except where may be contrary to law.

RENTAL INCLUDES:

Appliances: 1 black refrigerator, 1 black gas stove

SECURITY DEPOSIT: \$ 750.00 is the balance from 1st year lease.

TERM: The term hereof shall commence on September 1, 2019 and continue for a period of one year thereafter. At the end of the yearly lease, this agreement shall continue from month to month unless terminated in writing via certified mail by either party no less than 60 days prior to the end of the original term or any term a continuation of the original term. Tenant's obligation to pay rent continues during the 60-day period, if the tenants have paid a security deposit it shall not be applied by the tenants towards the last month's rent.

WATER, GAS, ELECTRICITY, and etc... Unless otherwise indicated above, tenants agree to supply fuel for heat, gas for cooking, own furniture. If the rental includes gas, and/or electricity, tenants agree to pay the owner. As owner additional rent, the cost of any fuel and/or energy used in operating any of the tenant's appliances for heating and air conditioning. *****Electric plug in heaters and kerosene heaters are not permitted within the dwelling. Tenant is responsible for application process to BGE for services and must be completed within 5 days of occupancy.

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Water Bill – Baltimore City water bills must be paid every month. These bills can be paid online, via mail, or directly to landlord. Delinquent water bills will be treated as rent. Water bills are not to exceed \$200 on 2 consecutive months.

Maintenance, repairs, Water bills, tenant inspections: 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 or replace or install storm doors, storm windows, screens doors, window screens or shades, mail box, fuses, furnace filters, laundry wash trays, or janitor services. Any interior decorating such as painting or papering shall be done at the option of the owner. Tenants agree to notify owner via certified mailed of repairs Necessary to keep premises in a safe and sanitary conditions in which event the owner agrees to repair, except those items caused by ordinary wear and tear. If any defective condition of the premises comes to the tenants' attention, it shall be the duty of the tenant to immediately notify the owner of such defective conditions by certified mail. The tenant shall be responsible for any liability or injury resulting to the owner as a result of the Tenants failure to notify the owner of such defective conditions if the need to repair is caused by the 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.

**FAILURE TO PAY COSTS OF REPAIRS WILL BE TREATED AS
ADDITIONAL RENT AND WILL BE COLLECTIBLE IN RENT COURT.**

TENANTS OBLIGATION 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 all walls, ceilings, floors, woodworks, paint, paper, plumbing, heating, electrical, hardware, doors, and fixtures. Tenant agrees to place trash in trashcans with lids at all times and place in front of premises on no earlier than the night before trash day. Trashcans are to be stored in the rear of the building, unless applicable to put on city street.

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NOISE AND BEHAVIOR: Tenants will permit no disturbing noises or conduct and shall not knowingly permit to enter premises or remain any person in bad or loose character with behavior that harasses others in the building or neighborhood. **PROHIBITED ACTS, CARE OF PREMISES:** Only the persons listed on the rental application will occupy the premises. **THERE ARE TO BE NO PETS ON THE PREMISES UNLESS INDICATED ON THE LEASE BY THE LANDLORD.** Tenants with separate entrances are responsible for ensuring that their walkway is clear of all snow and other obstructions at all times. Tenants agree to comply with all health, housing, fire, and police regulations, and will not store or permit storage of any Kerosene, Gasoline, or any other flammable liquids in storage areas or unit. All Fire Alarms are to be checked monthly for tenant's safety and reported if inoperable after lease begins.

All Tenants are responsible for obtaining rental insurance and forwarding a copy to management for a \$25.00 deduction in one month's rent.

RIGHT OF ENTRY: Owner shall have the right to enter the premises for emergencies or with a 24-hour notification to tenant for possible entry for repairs. When tenant is making request for repairs, they must allow entry for repairmen or give notice of availability to owner to make arrangements if tenant wants to be present for repairs.

LOCKS: Tenants shall not alter or add any lock or lock cylinder to any door without written consent of the owner. If the owner gives consent; the tenant must provide owner with a key at a cost to the tenant.

SECURITY DEPOSIT: Security deposit paid, together with interest as provided by law, is refundable to the tenants and will be mailed to their last known address unless tenant provides a new address to owner in writing, within 45 days from end of tenancy. However, Owner may deduct from the security deposit unpaid rent, late charges, court costs, and damages. Tenant has the right to be present when the owner or agent inspects the premises in order to determine if any damage was done to the premises if tenant notifies the owner within 15 days of lease termination. The date of inspection shall occur within 5 days before or 5 days after the date of moving as designated in the tenant's notice.

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**** WOOD FLOORS/LAMINATE should be cleaned with limited water and the proper cleaning solutions for this type of material. Tenant will be responsible for any damage to the flooring that was not noted prior to agreement.

***** GRANITE/WOOD COUNTER TOPS should be cleaned with the proper cleaning solutions, damages not noted prior to rental will occur a charge.

***** Fire Alarms batteries should be changed as needed. Fire alarms are not to be taken down. By law there are hard wired alarms in the units. However, in the event of an electric outage these are battery backed up. Please check and replace as needed.

**** Any appliances that are listed on the rental agreement that are misused or missing will occur the market rate for replacement of the appliance.

**** Filters in HVAC must be changed according to filter purchased by tenant. Damage/mold to ducts will result in a cleaning fee for tenant.

***** Not to exceed occupancy outlined on lease.

***** Smoking. Excessive smoke in unit can damage the walls, duct work, and flooring. There may be reduction in security deposit for excess damage in regards to coloring or odors.

LATE CHARGES, COURT COSTS: If the rent is paid more than five (5) calendar days late tenant will pay a late charge of a sum equal to 5% of the amount of rent due. Tenant also agrees to pay the court costs charged by the District Court of Maryland 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 is issued, tenants also agree to pay the additional court costs charged by the District Court of Maryland and will also pay the sum of \$200.00 should it become necessary for the owner to hire men to remove belongings from unit. All of the sums expressed in this section above are to be considered and designated as additional rent. If the tenants pay the rent more than 5 days late on more than 2 consecutive occasions in a 6 or 12-month period the tenants shall, upon being given written notice vacate the premises.

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ARTICLE 53, ANNOTATED CODE OF MARYLAND Section 43(a) Provides: If the landlord imposes a security deposit, he shall upon request promptly provide the tenant with a written list of all existing damages. The request must be made within 15 days of the tenant's occupancy. The tenant has personally inspected the premises and is satisfied with the premises prior to signing this agreement.

NOTICE OF MOVING: Tenants must give 60 day's notice via certified mail for lease termination. Tenant will not be allowed to apply security deposit to last payment in advance. **BREACH OF LEASE:** If Tenant violates any terms of this agreement, it shall be considered in Breach of Lease and the owner may avail himself of legal remedies permitted by law in order to recover possession of the premises. And as much of the security deposit as if necessary will be applied by the owner but shall not be considered as a waiver for any other outstanding balance outlined in this agreement.

WATER: Tenant will notify owner of any leaks in toilet or sinks. Single row homes are responsible for the water bills. The bills are billed monthly and will be sent to the tenant. Outstanding bills will be treated as rent. The tenant has the option of to pay the water bill directly to the City, however must forward proof to management.

BAD CHECKS: If a check is accepted by the owner from the tenant as rent, it is purely as an accommodation to the tenant. If the check is dishonored by the bank, tenant agrees to pay \$35.00 charge to the owner. If tenant makes bank deposit into account they must promptly notify owner of their deposit to ensure accurate credit to their account.

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 of the tenant or the owner, tenant agrees to vacate the unit and rent shall cease immediately. Landlord is not 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 rain, water, snow, hail and etc.

RENTAL APPLICATION: Tenant agrees that all information supplied by them in the application process which is made part of this agreement is true, and in the event any information is not complete and true in every respect, the owner shall be

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entitled to possession of the property pursuant to law and tenant shall be liable for all costs and expenses including reasonable attorney fees incurred in connection therewith.

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 any accidents thereto for breakdown thereof, owner shall use every reasonable effort to promptly restore the service and shall not be chargeable by tenants for a temporary cessation of an adequate supply of the same. In the event owner or tenant is prevented or unable, for reasons beyond the owner or tenant's control to obtain electricity for the services they respectively have agreed, owner is released and discharged from any damages, whether direct or indirect, which might be suffered by tenants, and this lease shall continue in full force and effect.

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

ALLOCATION OF PAYMENTS MADE BY TENANTS: All payment made by the tenants to the owner shall be applied as follows: First to any late charges due and owing; Secondly, to any and all court costs due, and 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.

PARTIAL RENT PAYMENTS: 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.

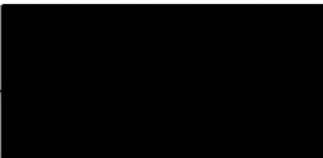
ENTIRE AGREEMENT: The owner has made no promises or representations except those stated in this agreement and it is agreed that this lease and the agreements herein contained can be changed only in writing and signed by both the owner and tenants.

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

TENANT IS ENCOURAGED TO OBTAIN RENTAL INSURANCE POLICY FOR PROTECTION OF THEIR ASSETS DUE TO POSSIBLE UNFORESEEN CAUSES. There is a deduction allowance of \$25.00 if policy is obtained within the first month of tenancy.

OWNER OR AGENT:



TENANTS:

