

LEASE AGREEMENT

This Lease Agreement ("Lease") is entered by and between ("Landlord") and [REDACTED]

Replace Tenant [REDACTED] on March 15, 2017. Landlord and Tenant may collectively be referred to as the "Parties". This Lease creates joint and several liabilities in the case of multiple Tenants.

PREMISES: Landlord hereby leases the Premises located at: (replace address 3411 Duval Ave) to Tenant.

SALE March 2017
LEASES TERM: The lease will start on (15th) and will end on (Sept 15, 2017).
March 15, 2017

RENT:

a) Tenant agree to pay to Landlord as rent for the Premises the amount of \$ 900

Voucher Program will Pay: \$ no voucher
Tenant will Pay \$ 900

each month in advance on the first day of each month at following address:

or at any other address designated by Landlord. If the term of the lease does not start on the first day of each month or end on the last day of a month, the rent will be prorated accordingly.

Landlord will send a Notice to Pay Rent or Move if Landlord does not receive rent by the 5th day of the month

A court action to remove tenant begins on the 6th day. All court costs are paid by Tenant. If Tenant mail rent to Landlord, the postmark of the letter should be the date of payment. Tenant must make all payment in full. If partial payment is made, Landlord has the right to collect the balance due despite any endorsement or other statement on the check.

ADDITIONAL RENT CHARGES

a) Rent is considered late if postmarked after the 5th of the month
Rent is \$40.00 more if not paid by the due date
Charge not paid becomes additional rent for next month.

INSUFFICIENT FUNDS: Tenant agrees to pay the charge of \$32.00 for each check given by Tenant to Landlord that is returned to Landlord for lack of insufficient funds.

SECURITY DEPOSIT: At the signing of this Lease, shall deposit with Landlord, in trust, a security deposit \$ 1800 (12 months Dollars)
as security for the performance by Tenant of the terms under this Lease and for any

damages caused by Tenant, Tenant's family, agents and visitors to the Premises during the term of this Lease. Landlord may use part or all of the security deposit to repair any damage to the Premises. However, Landlord is not just limited to the security deposit amount and Tenant remains liable for any balance. Tenant shall not apply or deduct any portion of any security deposit from the last or any month's rent. Tenant shall not use or apply any such security deposit at any time in lieu of payment of rent. If Tenant breaches any terms or conditions of this Lease, Tenant shall forfeit any deposit, as permitted by law.

DEFAULTS: If Tenants fails to perform or fulfill any obligation under this Lease, Tenant shall be in default of this Lease. Subject to any statute, ordinance or law to the contrary, Tenant shall have seven (7) days from the date of notice of default by Landlord to cure the default. In the event Tenant does not cure a default, Landlord may at Landlord's option (a) cure such default and the cost of such action may be added to Tenant's financial obligations under this lease; or (b) declare Tenant in default of the Lease. In the event of default, Landlord may also, as permitted by law, re-enter the Premises and re-take possession of the Premises. Landlord may, at its option, 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 the Lease had continued in force and any rent paid by any successive Tenant if the Premises are re-let. In the event Landlord is unable to re-let the Premises during any remaining term of this Lease, after default by Tenant, Landlord may at its option hold Tenant liable for the balance of the unpaid rent under this Lease if this Lease had continued in force. The failure of Tenants or their guests or invitees to comply with any term of this Agreement is grounds for termination of the tenancy, with appropriate notice to Tenants and procedures as required by law.

QUIET ENJOYMENT: Tenant shall be entitled to quiet enjoyment of the premises, and Landlord will not interfere with that right, as long as Tenant pays the rent in a timely manner and performs all other obligations under this Lease.

POSSESSION AND SURRENDER OF PREMISES: Tenant shall be entitled to possession of the Premises on the first day of the Lease Term. At the expiration of the Lease, Tenant shall peaceably surrender the Premises to Landlord or Landlord's agent in good condition, as it was at the commencement of the Lease, reasonable wear and tear accepted.

USE OF PREMISES: Tenants shall only use the premises as a residence. The Premises shall not be used to carry on any type of business or trade, without prior written consent of the Landlord. Tenant will comply with all laws, rules, ordinances, statutes and orders regarding the use of the Premises.

NUMBER OF OCCUPANTS:

a) Tenants agree that no more than people (Lease Holder), &
occupants may reside on the Premises, without prior written consent of the Landlord.

b) If any unauthorized occupant(s) is leaving in the leased property, Landlord can

1. End this lease with thirty days notice.

Require Tenant to pay \$ 100.00 per month for each unauthorized occupant(s).

Require Tenant to pay for all damages caused by unauthorized occupant(s).

c) Unauthorized occupant(s) is anyone not listed on the lease that has lived on the property for more than 7 days in a row.

CONDITION OF PREMISES: Tenant or Tenant's agent has inspected the Premises, the fixtures, the grounds, building and improvements and acknowledges that the Premises are in good condition and are habitable. If at any time during the term of this Lease, in Tenant's opinion, the conditions change; Tenant shall promptly provide reasonable notice to Landlord.

ASSIGNMENT AND SUBLEASE: Tenant shall not assign or sublease any interest in this lease without prior written consent of the Landlord, which consent shall not be unreasonably withheld. Any assignment or sublease without Landlord's written prior consent shall, at Landlord's option, terminate this Lease.

DANGEROUS MATERIALS: Tenants shall not keep or have on or around the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the risk of fire or explosion on or around the Premises or that might be considered hazardous by any responsible insurance company.

UTILITIES AND SERVICES: Tenant will be responsible for all utilities and services required

on Premises, except Landlord will provide: (None) water is responsible for 100% of

landlord will pay water
Water use and understands that Water usage is considered as Rent, Tenant initials
Tenant initials (list services paid by Landlord or "none")

PETS: Tenants shall not keep any Pets on the Premises without prior written consent of the Landlord.

ALTERATIONS AND IMPROVEMENTS: Tenants agree not to make any improvements or alterations to the Premises without written consent of the Landlord. If any alterations, improvements or changes are made to or built on or around the Premises, with the exception of fixtures and personal property that can be removed without damage to the Premises, they shall become the property of the Landlord and shall remain at the expiration of the lease, unless otherwise agreed in writing.

DAMAGE TO PREMISES: If the Premises or part of the Premises are damaged or destroyed by fire or other casualty not due to Tenant's negligence, the rent will be abated during the time that the Premises are uninhabitable. If the Landlord's decides not to repair or rebuild the Premises, then this Lease shall terminate and the rent shall be prorated up to the time of the damage. Any unearned rent paid in advance shall be refunded to

Tenant.

MAINTENANCE AND REPAIR: Tenant will, at Tenant's sole expense, keep and maintain the Premises in good, clean and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant shall be responsible to make all repairs to the Premises, fixtures, appliances and equipment therein that may have been damaged by Tenant's misuse, waste, or neglect, or that the Tenant's family, agent, or visitors. Tenant agrees that no painting will be done on or about the Premises without the prior written consent of the Landlord. Tenant shall promptly notify Landlord of any damage, defect or destruction of the Premises, or in the event of the failure of any of the appliances or equipment. Landlord will use its best efforts to repair or replace any such damaged or defective area, appliance or equipment.

Tenant agrees to pay to open all clogged drains, toilets, sinks and traps caused by tenant's actions. Landlord is not responsible for any inconvenience or loss that needed repairs might cause.

Tenant agrees to replace filters on furnace every 60 days. The filters are provided by the landlord. If damage is caused because the filters were not changed, Tenants agrees to pay for all expenses to repair furnace, including the service call.

RIGHT OF INSPECTION: Tenant agrees to make the premises available to Landlord or Landlord's agents for the purpose of inspection, making repairs or improvements, or to supply agreed services or show the premises to prospective buyers or tenants, or in case of emergency. Except in case of emergency, Landlord shall give Tenant reasonable notice of intent to enter. For these purposes, twenty-four (24) hour notice shall be deemed reasonable. Tenants shall not, without Landlord's prior written consent, add, alter, or re-key any locks to premises. At all time Landlord shall be provided with a key or keys capable of unlocking all such locks and gaining entry. Tenant further agrees to notify Landlord in writing if Tenant installs any burglar alarm system, including instructions on how to disarm it in case of emergency entry.

HOLDOVER: In the event Tenant remains in possession of the Premises for any period after the expiration of the Lease Term ("Holdover Period"), a new month-to-month tenancy shall be created subject to the same terms and conditions of this Lease at a monthly rental of \$ ____ per month, unless otherwise agreed by the parties in writing. Such month-to-month tenancy shall be terminable on thirty (30) days notice by either party or on longer notice if required by law.

ABANDONMENT: If Tenant abandons the Premises or any personal property during the term of this Lease, Landlord may at its option enter the Premises by any legal means without liability to Tenant and may at Landlord's option terminate the Lease.

Abandonment is defined as absence of the Tenants from the premises for at least 15 consecutive days without notice to Landlord. If Tenant abandons the premises while the rent is outstanding for more that 15 days and there is no reasonable evidence, other than the presence of the Tenants' personal property, that the Tenant is occupying the unit, Landlord may at Landlord's option terminate this agreement and regain possession in the manner prescribed by law. Landlord will dispose of all abandoned personal property on

the Premises in any manner allowed by law.

EXTENDED ABSENCES: In the event Tenant will be away from the premises for more than 20 consecutive days, Tenant agrees to notify Landlord in writing of such absence. During such absence, Landlord may enter the premises at time reasonably necessary to maintain the property and inspect for damages and needed repairs.

SECURITY: Tenant understands that Landlord does not provide any security alarm system or other security for Tenant or the Premises. In the event any alarm system is provided, Tenant understands that such alarm system is not warranted to be complete in all respects or to be sufficient to protect Tenant or the Premises. Tenant releases Landlord from any loss, damage, claim or injury resulting from failure of any alarm system, security or from the lack of any alarm system or security.

SEVERABILITY: If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Agreement shall continue in full force and effect. If any court of competent jurisdiction deems any provision of this Lease invalid or unenforceable, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

INSURANCE: Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises. Tenant understands that Landlord will not provide any insurance coverage for Tenant's property. Landlord will not be responsible for any loss of Tenant's property, whether by theft, fire, riots, strikes, acts of God, or otherwise. Landlord encourages Tenant to obtain renter's insurance or other similar coverage to protect against risk of loss.

BINDING EFFECT: The covenants and conditions contained in the Lease shall apply to and bind the parties and the heirs, legal representatives, successors and permitted assigns of the parties.

GOVERNING LAW: This Lease shall be governed by and construed in accordance with the laws of the State of Maryland.

ENTIRE AGREEMENT: This Lease constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both Landlord and Tenant.

NOTICE: Any notice required or otherwise given pursuant to this Lease shall be in writing and mailed certified return receipt requested, postage prepaid, or delivered by overnight delivery service, if to Tenant, at the Premises and if to Landlord, at the address for payment of rent. Either party may change such addresses from time to time by providing notice as set forth above.

CUMMULATIVE RIGHTS: Landlord and Tenant's rights under this Lease are cumulative, and shall not be construed as exclusive of each other. Unless otherwise required by law.

WAIVER: The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Landlord does not waive Landlord's right to enforce any provision of this Lease.

DISPLAY OF SIGNS: Landlord or Landlord's agents may display "For Sale" or "For Rent" or "Vacancy" or similar signs on or about the Premises and enter to show the Premises to prospective tenants during the last sixty (60) days of this Lease. Tenant agrees that no signs shall be placed on the Premises without the prior written consent of Landlord.

PARKING: Tenant shall be entitled to use 1 parking space(s) for the parking of motor vehicle(s).

KEYS: Tenants will be given 2 key(s) to the premises and N/A mailbox key(s). Tenant shall be charged \$35.00 if all keys are not returned to Landlord following termination of the Lease.

LOST KEYS

- a) If Tenant contact Landlord to unlock a door between 9AM and 5 PM Monday through Friday the cost is **\$20.00**. If Tenant contacts Landlord during any other hours, the cost is **\$45.00**.

If Tenant decides to use a locksmith, Tenant must pay locksmith and provide Landlord with a new key immediately.

If Tenant contacts Landlord to replace a lost key, the cost is **\$5.00**.

LIQUID-FILLED FURNITURE: Tenant shall not use or have any liquid-filled furniture, including but not limited to waterbeds, on the premises without Landlord's prior written consent.

INDEMNIFICATION: To the extent permitted by law, Tenant will indemnify and hold Landlord and Landlord's property, including the Premises, free and harmless from any liability for losses, claims, injury, to or death of any person, including Tenant, or for damage to property arising from Tenant using and occupying the Premises or from the acts or omissions of any person or persons, including the Tenant, in or about the premises with Tenant's express or implied consent except Landlord's act of negligence.

LEGAL FEES: In the event of any legal action by the parties arising out of this Lease, the losing party shall pay the prevailing party reasonable attorneys' fees and costs in addition to all other relief.

ADDITIONAL TERMS & CONDITIONS (Specify "none" if there are no additional provisions)

See Attached Water Addendum.

Tenant is responsible to pay for all City or State Violations or citations for any bulk Trash or etc...

Tenant is responsible to pay all and all City or State violation or citations issued by the City or State.

Tenant understands that basement is only used for storage

Tenant is responsible for lawn care services, snow removal, pest management, such as mice, roaches & etc.

All Remittance and correspondence should be sent to

IN WITNESS WHEREOF, the parties have caused this Lease to be executed the _____ of _____
_____ first above written.

LANDLORD:

(Name)

DATE 3/9/17

TENANT:

(Name)

DATE 3/9/17

**Information
Residential Lease Agreement**

WHENEVER A Landlord (owner of the house or residence) rents a residence to a Tenant, an agreement should be written and signed by both Landlord and Tenant, setting forth the terms of the lease. Such document is generally called a Lease or rental Agreement. Many states will consider oral agreement regarding the rental of real property to be invalid and require a written agreement.

Most states also have different laws relating to protect tenants from dishonest landlords.

Some states also require that the landlord and tenant conduct an inspection of the premises to be rented, before physical occupancy by the tenant or before the lease is signed. A joint inspection form is useful to document the inspection and can help avoid problems at the end of the lease. Even if a state does not require a joint inspection, it is always a good idea to one out. A joint inspection can also help the Landlord justify any

security deposit deductions, if warranted.

Different states have different laws regarding the amount and the handling of security deposits. Some states require that security deposit be held in an interest bearing account and that the interest be given to the Tenant at the termination of the Lease. There are also different time limits in each state as to how quickly Landlords need to give back security deposits to Tenants. Landlords should be familiar with these laws.

Housing built before 1978 may contain lead-based paint. Lead from paint, paint 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, landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention. An Environmental Protection agency's pamphlet entitled "Protect Your Family from Lead In Your Home," can be found at:

<http://www.epa.gov/opptintr/lead/pyfcameraeng.pdf> <http://www.epa.gov/opptintr/lead/pyfcameraeng.pdf> <http://www.epa.gov/opptintr/lead/pyfcameraeng.pdf> and at <http://www.hud.gov/offices/lead/outreach/leapame.pdf> <http://www.hud.gov/offices/lead/outreach/leapame.pdf> <http://www.hud.gov/offices/lead/outreach/leapame.pdf> and additional information can also be found on the EPA site at: <http://www.epa.gov>.

Residential Lease

DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT OR LEAD-BASED PAINT HAZARDS

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead-based paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting a pre-1978 housing, lessor must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (Check (i) or (ii) below):
- (i) ☒ Known lead-based paint and/or lead-based paint hazards are present in the housing.
 - (ii) [REDACTED] Lessor has no knowledge of lead-based paint and/or lead-based paint hazards are present in the housing.
- (a) Records and reports available to the lessor (Check (i) or (ii) below):
- (i) [REDACTED] Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards are present in the housing (list documents).
 - (ii) [REDACTED] Lessor has no reports or records pertaining to lead-based paint and/or

lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

____ Lessee has received copies of all information listed above.

____ Lessee has received the pamphlet "Protect Your Family from Lead In Your Home."

Agent's Acknowledgment (initial)

(a) ____ Agent has informed the lessor or the lessor's obligations under 42 U.S.C. 4852 and is aware of his/her responsibility to ensure compliance.

Certification and accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided is true and accurate.

Lessor

Date

Date

3/9/17

ATTACHMENT TO LEASE FOR RENTAL OF

Replace Address

Water use to be paid by

It is the responsibility of the _____ to pay 100% of the metered water bill and sewer charge, on the herein rental property immediately upon presentation of these bills when issued by the city of Baltimore.

ADDITIONAL RENT. If the tenant fails to pay the bill as stated above, and the Landlord pays it, such amount shall be considered additional rent owed from the Tenant to the landlord, and due immediately upon presentment of the bill. In the event, the Tenant does not satisfy this debt on a timely basis, the Landlord shall have the right to file summary ejectment for nonpayment of rent in the Rent court division of the District Court of **Maryland.** **And the tenant is subject to eviction for nonpayment of water and sewer service charge, in the same manner as any other rent.**

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

Date

(Signature of Tenant)

3/9/17

3/9/17
Date

[REDACTED]
(Signature of Tenant)

3/9/17
Date

[REDACTED]
(Signature of Tenant)

RIGHT OF FIRST REFUSAL

In the event that Lessor shall at any time during the extended (but not original) term hereof desire to sell replace address 3741 Duval St Miami the demised premises pursuant to any bona fide offer which it shall have received, it shall offer them to Lessee at the same price as that contained in such bona fide offer. Lessee shall have 30 days from and after date of the mailing of a notice to decide whether or not to purchase the demised premises at such price. If Lessee shall give notice of intent not to purchase or shall give no notice within the time herein limited, Lessor may accept such offer and proceed with the sale. If Lessee notifies Lessor that it elects to purchase the demised premises at such price, or if Lessee during the initial term exercises its purchase option, the parties shall enter into a contract of purchase and sale forthwith. Such contract shall provide, among other things, for prorating taxes to date of closing, for payment of revenue stamps by the Seller, and for the conveyance of good and marketable title by warranty deed, conveying title which is insurable at the usual title insurance rates with only the customary title insurance exceptions.

3/15/17
In accordance with the lease dated [REDACTED] the Lessee shall have the option, exercisable by not less than 30 days notice to Lessor, to purchase the Property at a gross purchase price of the current market value, payable in cash or by Lessee's check (or, in part, if Lessee so elects, by taking title subject to any or all existing mortgages.)

I hereby acknowledge that I have been advised of my right to purchase this property in accordance with the terms of the Right of First Refusal as outlined in this Addendum and I decline to purchase this property

furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.

- Carefully remove vacuum bags, seal them in plastic, and discard.
- Clean all machine-washable bedding, drapes, clothing, etc., in the hottest water possible, and dry at the highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
- Move furniture toward the center of the room so that technicians can easily treat the carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
- Comply with any other instructions provided to you by the Agent/Owner or the pest professional.

3. **INDEMNIFICATION.** Resident agrees to indemnify and hold harmless the Owner/Agent, its managing agents and employees, from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Owner /Agent may incur as a result of a bedbug infestation or treatment in Resident's property or resulting from a violation of this Addendum by the Resident or any guest or person occupying or using the premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Owner/Agent.

4. **DEFAULT.** Failure to promptly report bedbugs, failure to comply with treatment instructions, or any other violation of any other provision of this Addendum is a violation and breach of the Lease Agreement. Said violation and breach constitutes grounds for eviction, and/or termination of occupancy, and/or subjecting the Resident to other penalties as stated in the Lease Agreement and/or this Addendum. In addition, Resident may be held liable for all costs, damages, and expenses, as additional rent, including the costs of treatment, resulting from any bedbug infestation during, or as a result of, Resident's occupancy if any of the following apply: The Resident failed to promptly report the infestation, and/or failed to properly prepare the apartment for treatment, and/or failed to comply with any other term of this Addendum.

5. **SEVERABILITY, WAIVER AND SURVIVAL.** The provisions of this Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. The failure of either party to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the Lease Agreement.

6. **RENEWAL.** If the Lease Agreement is renewed, this Bedbug Addendum is automatically renewed along with the Lease Agreement without the need to sign a new Bedbug Addendum at each lease renewal.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing and agree(s) to carry out the responsibilities described above.

Resident 1 - Printed name and Signature

Date

Agent/Owner - Printed name and Signature

Date

LEASING DEPARTMENT ADDENDUM

We would like to thank you for becoming apart of our tenant family. To help in your transition into your new home, we would like you to know the following. _

Please call us if any smoke detectors start chriping or making a beeping noice

Again you are responsible for your home that includes calling immediately when issue arrive

Property Managers Contact Information:

Property Manager:

Phone Number:

Email:

Rental Payment:

Mail Payment: