

Maximum Properties LLC

Rental Agreement

Date: 7-1-17

Home Phone: [REDACTED] Work Phone: _____
Property: 2445 Washington Blvd, Baltimore MD 21230

Tenants: [REDACTED]

In consideration of the Owner renting the premises to the Tenant, the tenants hereby understand and agree to the following terms and conditions:

RENT: Rent shall be \$ 950.00 per MONTH in advance. 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 business hours. It is agreed that the rent is not uniformly apportionable from day to day except where it may be contrary by law.

Rental Includes: Gas- NO Electric- NO Heat- NO Hot water- NO Cold water and sewer service charge-
Telephone: NO Cable: NO Furniture- NO Appliances- YES \$ _____ is the full amount of security Deposit.

BGE info for Electric & Gas - BGE.com or 1-800-685-0123

Water bill - metered water- <https://cityservices.baltimorecity.gov/water/>

Term: The term hereof shall commence on July 1, 2017 and continue for a period of 5 years thereafter. At the end of the term, this agreement shall continue 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 (see Automatic Renewal, Page 5). Tenant's obligation to pay rent continues during the 60 day notice period. If the Tenants have paid a security deposit, it shall not be applied by the Tenants as payment towards the last month's rent.

Water, Gas, Electricity, Fuel Oil, and ECT: Unless otherwise indicated above, Tenants agree to supply fuel for heat, gas for cooking and/or hot water, electricity and their own furniture and appliances. In the event that the tenant desires to use any existing appliances, any repairs required to such appliances will be the sole responsibility of the tenant. This includes, but not limited to, stove, refrigerator, washer, dryer and ceiling fans. If the rental includes gas and/or electricity, Tenants agree to pay the Owner as additional rent, the cost 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 or County periodically. If the City or the County mails the bill for metered water and sewer service charge to 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 next due date, the gross amount of the bill shall be treated as additional rent any and all trash and/or garbage collection charges which the City or County may impose upon the Owner. 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 burning service. If they fail to do so, Tenants will pay, as additional rent, the cost of repairs to oil burner, heating plant and controls and any other damage as a result thereof. Tenants are permitted to purchase fuel oil from a company of their own choice but must provide the Owner, prior to the start of heat heating season, with a copy of a fully paid-for oil burner service contract from said company or reliable Service Company. If Tenants fail to provide such Service Contract, then the Owner may purchase one and charge the cost to the tenant as additional rent. In any event, the tenant shall pay the cost of priming the oil burner or other repairs if necessitated by the Tenants allowing the oil tank to run too low or dry.

MAINTENANCE, REPAIRS, TENANT INSPECTION: Tenants have inspected the premises prior to 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 the Tenants or their invites. It is agreed that the Owner does not supply, repair, replace or install storm doors, storm windows, screen doors, window screens or shades, mail box, fuses, batteries, furnace filters, laundry ashtrays janitor service, garbage collection or any other items or services not specifically listed as supplied in this agreement. Any interior decorating such as painting or papering shall be done at the option of the Owner. Tenants agree to notify Owner by Certified Mail of repairs necessary to keep premises in a safe and sanitary condition in which event the Owner agrees repair, except for those items specifically exempted 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 shall be the duty of the Tenant to immediately notify the Owner of such defective condition by Certified mail. The tenant shall be responsible for any liability or injury resulting of the Tenants failure to so notify the Owner of such defective condition. If the need to repair is caused by the Tenants or their invites, Owner may make repairs the cost of which will be treated as additional rent to be paid by the Tenants upon notification of amount. **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 the Tenants to notify Owner of any requested repairs by Certified Mail.

TENANTS OBLIGATIONS TO THE PROPERTY: Tenant agrees to keep property clean, safe and sanitary condition and not to damage, deface, impair, abuse or remove any part of the premises which includes but not limited to walls, ceilings, floors, woodwork, paint, paper, plumbing, heating, electrical, glass, doors, window sash, hardware, and fixtures; not to use water on wood floors but keep them waxed and covered with floor covering and to wash and use liquid wax on tile 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 wherever any of the foregoing might be a common area of a multiple family dwelling and not under the Tenants sole control; to buy and use a sufficient number of 20 gallon garbage cans with lids and to set cans out at such times and location designated by the Owner so as to affect the proper collection of same; and if Tenant fails to fulfill any of these obligations, Owner may perform them and charge Tenants the reasonable cost for each such item, which Tenant agrees 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 foregoing duties shall 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 heated to a temperature above freezing during cold weather by using heating equipment on the premises and not by using the gas stove or other appliances except temporarily in cases of emergency. Tenants agree to pay of the cost of repairing any damage to the building or equipment therein, including inside burst pipes or other water facilities, due to freezing caused neglect, carelessness or the willful act of the Tenants. It shall be the responsibility of the Tenants, after the first two weeks of occupancy, to arrange for and to pay the cost of the exterminating bugs, pest, insects, vermin and rodents in that portion of the premises under their control and to relieve any and all plumbing clogages. Tenants shall also be responsible for the replacement of all broken or cracked window glass regardless of the nature or cause of the 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 and will be collectible as rent in rent court. Any fines obtained due to the tenant failure to comply with the terms of this paragraph and lease will be the sole responsibility of the tenant and if not paid, will be treated as rent and collectible as rent and collectible as rent in rent court .

LATE CHARGES, COURT COSTS: If the rent is paid more than FIVE (5) calendar days late, 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 Five Percent (5%) but such weekly late charge shall constitute, in the aggregate, no more than 1 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 additional Court costs charged by the District Court and will also pay the sum of Actual Costs should it become necessary for the Owner to bring 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 designated as additional rent, if the Tenants pay the rent more than 5 days late on the 4 occasions in any 12 month period the Tenants shall pay to the Owner, upon being giving a 60 day written notice, and additional \$ 950.00 security deposit. This amount, together with that previously paid as a security Deposit, shall not exceed the amount limited by law.

SUB-LETTING, INSURANCE: Tenants agree not to sub-let 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.

NOISE AND BEHAVIORS: Tenants will permit no disturbing noises or conduct, and shall not knowingly permit to enter the premises or to remain therein any person of bad or loose character or of improper behavior, nor 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. Tenant will allow no singing, or musical instrument of any kind, including television, radio, hi-fi, stereo, ect. At any time, if the same shall disturb or annoy other occupants of the building or of neighboring properties. (See Attached Addendum).

PROHIBITED ACTS, CARE OF PREMISES: Only the persons listed on the rental application will occupy the property. No pets shall be permitted on the premises at any time; no portable swimming pools, playground equipment, air conditioners, electric heat, 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 or shall the Tenants overload the electrical system. Nothing shall be attached to the anyway obstruct the sidewalks, fire escape, entry, steps, elevators, stairways landings, ECT. nor permit children to play therein. Tenants may not disconnect or remove gas stove or refrigerator, if supplied by the Owner, without written permission of the Owner. Tenants agree not to violate any laws in using the property, and agree to comply with all health, housing, fire and police regulations, and will not store or permit 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.

Name and Social Security Numbers of all persons (Adults & Children) to occupy the premises

RIGHT OF ENTRY: Owner shall 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 Owners Property, to enforce any provision of this lease, and to show property to prospective Tenants or others, **by appointment or by use of a key. It is further agreed that in the event said Tenants, prior to the expiration of this lease, or any renewal thereof, vacate, abandon, or surrender the premises at any time during the decorating or repairing said premises so that it may be put in habitable and proper condition for occupancy by a prospective or another Tenant, without being liable to prosecution therefore or damages by reason therefore and without relieving the Tenants of any obligation to pay the rent for said premises.**

LOCKS: Tenants shall 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 shall immediately provide the Owner with a key for the use of the Owner or his agent pursuant to the Owner's right to access to the premises. Owner may retain a passkey 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 days from the 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, or 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 15 days prior to the date of moving or of their intent to move, the date of moving, or their new address. Upon receipt of this notice, Owner shall notify Tenants Certified Mail of the time and date

when the premises are to be inspected. The date of inspection shall occur within 5 days after the date of moving as designated in the Tenants notice.

Article 53, of the 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 Tenants occupancy." This is declared to be such a written request by the Tenants. The owner hereby furnishes the following list of existing damages:

none

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 agree to notify the Owner within 15 days from the date of occupancy in writing by Certified Mail with full details.

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 shall not exceed the cost of the smoke detectors and the installation thereof. The deposit shall be refundable to the Tenants within 30 days of their vacating the premises provided that the smoke detectors have been left in proper working order.

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 24hrs 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.

BREACH OF LEASE: If Tenants violate any terms of this agreement, it shall be considered a breach of this 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 constructed as a waiver of any other rights of the Owner.

MULTIPLE DWELLING-WATER, HALLWAYS: If property contains 2 or more units, Owner will pay cost of water and sewer service charges unless otherwise stated in this agreement. Tenants agree to exercise care in using water and to promptly report all water leaks to the Owner, and if the Tenants fail to do so they agree to pay additional rent the amount by which the bill for water and sewer service charge was increased by their failure to notify Owner of leaks. Tenants agree not to use water to wash vehicles. If the property contains 2 or more dwelling units, then Tenants shall also be responsible for keeping the hallway adjacent to their apartment and they 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 affect safe passage.

BAD CHECKS: If a check is accepted by the Owner from the Tenants for rent, it is purely as an accommodation to Tenants. If the check is dishonored by the bank, Tenants agree to pay \$30.00 charge to the Owner to offset administration costs incurred by the Owners office. Tenants acknowledge if a check is returned to owner from the bank for nonpayment, then checks will no longer be accepted. Checks will not be accepted for payment when rent notices are issued.

DESTRUCTION OF PREMISES: In the event the premises become impossible to live in as a result of fire, floods, civil disorder or other causes beyond the control of either the Owner or Tenants, the obligation to pay rent shall cease immediately and the Tenants agree to vacate the premises at once. The Owner shall 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, remain, snow, hail, lighting, vermin or any other cause.

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

CESSATION OF SERVICE: 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 shall use every reasonable effort to promptly restore the service, and shall not be chargeable by the Tenants for a temporary cessation of any adequate supply of same. In the event the Owner or Tenant is prevented or is unable, for reasons beyond Owners or Tenants control, to obtain fuel or electricity for the 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 the Tenants, and this lease shall continue in full force and effect.

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

CHARGES AGAINST TENANTS- TREATED AS RENT: Wherever this agreement provides for additional rent or a charge against the Tenants. For any reason 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 or payments, then the amount thereof, at the discretion of the Owner and without further notice to the tenants, shall be added to and deemed part of the rent due and is payable without setoff or deduction and will be collectible as rent in rent court.

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 or owing; secondly, to any and all court cost due, owing and arising out of a summary suit for rent; thirdly, for any costs, security deposits, deposits, fees or charges which are the obligation of the Tenants as stated in the other sections of this lease; fourthly, to any past due rents or debits arising out of the lease; fifthly to any currently due rent.

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

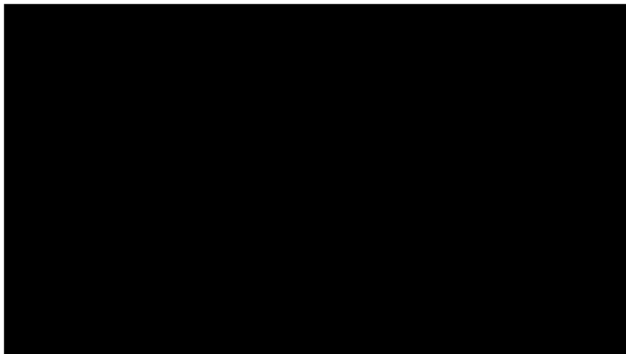
ILLEGALITY- SEVERABILITY: In the event any provision or provisions of this lease shall be deemed by a court of competent jurisdiction to conflict with applicable law, such provision or provisions shall, at Landlord's option, either be (1) deemed modified to the extent necessary to comply with such law, 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.

NOTICE: If there are two or more undersigned as Tenants, then any notice given by Owner to one shall constitute notice to all.

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.

AUTOMATIC RENEWAL: This lease will automatically renew for one (1) year if neither party ends the lease at the end of the original term, or of any renewal term. Automatic renewal will not change the terms of the lease except that the rent for each renewal term may increase.

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 HEREIN.



TENANTS:

NAME:

NAME:



NOTICE TO PARENTS ABOUT LEAD PAINT

Eating or chewing lead paint and plaster containing lead may cause illness and brain damage in children. Many old houses and apartments have lead paint and/or lead dust. It is unknown whether the property for which you have applied was painted with lead paint long ago. Therefore, if you have a child under the age 6, and you find any chipping, peeling, flaking or loose paint, plaster or wallpaper, you should contact us immediately in writing by Certified Mail so that we may make repairs.

You should inspect the property carefully before renting and before signing this form. If there is any chipping, peeling, flaking or loose paint, plaster or wallpaper in the property now, use this form to tell us where it is.

If you have any children under age 6, particularly if they have been tested for lead poisoning in the past, you should know that the property for which you have applied may not be lead-safe. Frequent wet mopping of entire house may help decrease the risk of lead paint and dust that may be present in a property that may not lead safe.

TO BE FILED IN BY APPLICANT:

Names and ages of children who live or spend time in the property.

Child's Name	Age	Child's Name	Age
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Which children above have been treated for poisoning? If any, give dates and place of treatment, last date of testing, and lead level found.

Name of child	Name and Address of Treatment Center	Date of Treatment	Last Date Tested	Blood Lead Level
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

THIS NOTICE HAS BEEN READ BY (OR TO) ME, AND I UNDERSTAND IT FULLY. I UNDERSTAND THAT EATING LEAD PAINT AND/OR LEAD DUST IS DANGEROUS TO CHILDREN. I ALSO UNDERSTAND THAT THE PROPERTY FOR WHICH I AM APPLYING MAY HAVE LEAD PAINT AND/OR DUST. I AGREE TO NOTIFY THE LANDLORD IMMEDIATELY IN WRITING BY CERTIFIED MAIL IF I FIND ANY CHIPPING, PEELING OR LOOSE PAINT OR PLASTER. I ALSO AGREE TO TAKE PROPER CARE OF THE PROPERTY THROUGH REGULAR HOUSEKEEPING, INCLUDING FREQUENT WET MOPPING OF THE HOUSE. I HAVE RECEIVED INFORMATION PAMPHLET PERTAINING TO LEAD PAINT.

Tenant, _____

Date 7-1-17

I HAVE INSPECTED THE PROPERTY CAREFULLY, AND THERE IS NO CHIPPING, PEELING, FLAKING OR LOOSE PAINT, WALLPAPER OR PLASTER NOW EXCEPT IN THE FOLLOWING PLACES. IF NONE, PLEASE INITIAL HERE: _____

A copy of this notice was given to applicant by: _____

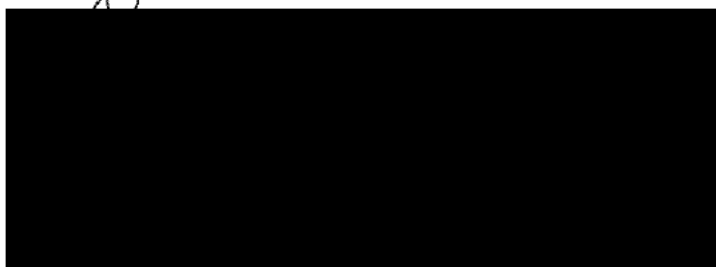
Applicant: _____

ABOVE REPAIRS, IF ANY, WERE COMPLETED TO MY SATISFACTION ON: _____

APPLICANT INITIALS _____

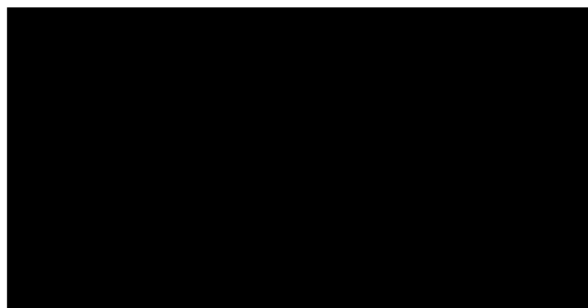
ADDENDUM TO LEASE AGREEMENT

The use and/or distribution of controlled dangerous substances or paraphernalia by either the lessee or guest of the lessee is a breach of this lease, and shall constitute the basis of an eviction proceeding. This addendum is a legal and binding part of the lease agreement.



OWNER OR AGENT:

Signed



TENANT:

Signed

CARBON MONOXIDE ALARM AGREEMENT

1. WHAT IS CARBON MONOXIDE

- * Carbon Monoxide or "CO" is a poisonous lethal gas that kills approximately 500 people in the United State annually. Of that number, approximately 200 of the reported deaths were from Carbon Monoxide emitted from appliance like stove or water heater.
- * Carbon Monoxide is a by-product of incomplete combustion. Common household producers of carbon monoxide include furnaces, stoves, water heaters, ovens, vehicle or generator exhaust chimney, etc.
- * Dangerous levels of carbon monoxide may be omitted by malfunctioning fuel burning equipment. This could be caused by blocked vent or chimney.

2. SYSTEMS OF CARBON MONOXIDE POISONING

- * Carbon Monoxide poisoning victims usually initially suffer flu-like symptoms like nausea, fatigue, headaches, dizziness, confusion and trouble breathing. Symptoms can progress into severe throbbing, headaches, drowsiness, and rapid heart rate

3. TENANTS RESPONSIBILITY

- * I agree to test and maintain the carbon monoxide alarm according to manufacturer's guidelines.
- * I further agree to replace the Batteries in the alarm as needed, and notify management by certified mail immediately of any malfunctions or other problems with carbon monoxide alarm, and upon such notice, the owner must repair or replace the carbon monoxide alarm.
- * I will not remove or disconnect the alarm and will not remove the batteries or otherwise render the alarm inoperable.

I acknowledge receiving the above information on testing and maintenance of carbon monoxide alarms.

Name: 

Date: 7.1.17

Name: _____

Date: _____