

The Lombard — TEBATA Property Management
869 W. Lombard Street, Baltimore, MD 21201



Maryland Residential Lease Agreement — Unit 2F (Two Bedrooms)

Property: 869 W. Lombard Street, Apt #2F, Baltimore, MD 21201

Landlord: Mortissa Perkins, TEBATA Property Management

Tenant: Lashea Briana Smith

Lease Term: Commencing August 30, 2025 and ending October 30, 2025 unless extended in writing.

Monthly Rent: \$1,600, due on the 1st; Late fee \$80 after 5 days; Returned payment fee \$35.

Security Deposit: \$1,600 due at signing; refundable under Maryland law.

Utilities: Water, Trash, Sewer and Basic Wi-Fi (first 12 months) provided by Landlord. Tenant pays electricity.

Laundry: On-site washer/dryer at no charge.

Parking: When available: \$40/month.

Occupancy: Only named Tenant(s) may reside; no business activity; guest stays >14 days require permission.

Right of Entry: 24-hour notice for non-emergency entry; immediate entry in emergencies.

Repairs & Maintenance: Landlord maintains habitability and code compliance; Tenant reports issues promptly.

Alterations: No alterations without written consent.

Pets: Pets under 30 lbs allowed; one-time \$300 or \$30/month pet rent.

Renter's Insurance: Minimum \$250,000 liability; list Landlord as additional insured.

Disclosures:

- Megan's Law: <https://www.dpscs.state.md.us/sor/>
- Subordination: Lease remains in effect if property is sold or refinanced.
- Estoppel Certificate: Tenant agrees to confirm lease terms/rent status in writing upon request.
- Fair Housing / Non-Discrimination: Landlord complies with Maryland & Baltimore City laws.

- Lead-Based Paint: If pre-1978, Tenant acknowledges EPA/HUD pamphlet and required Maryland disclosures (if applicable).
- Baltimore Rental License: Registered and licensed; copy provided separately.

Payments: Zelle (tebataPropertyManagement@gmail.com) or Cash App (\$TebataMgmt).

Contact: tebataPropertyManagement@gmail.com • (818) 747-8935 • 5055 Business Center Dr., Ste. 181, Fairfield, CA 94534

Landlord Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Baseboard Heater Safety (Notice): Keep furniture and combustibles away; supervise children; Tenant assumes safe use.