

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



## Maryland Residential Lease Agreement — Unit 2R (Studio)

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

Landlord: Mortissa Perkins, TEBATA Property Management

Tenant: Dylan Gandolph Haller

Lease Term: Fixed term beginning October 20, 2025 and ending October 19, 2026.

Monthly Rent: \$1,065, due on the 1st; 5-day grace. Late fee: \$53.25 (5%) after the 5th.

Security Deposit: \$1,065 due on move-in; refundable under Maryland law.

Good Faith Deposit: \$500 due now to hold the unit; applied to first charges; unit may be re-listed if not received.

Proration: Move-in Oct 20 → October = \$355. \$500 deposit covers this; remaining \$145 applies to November → November due \$920.

Utilities Included: Electricity, Water, Trash Removal, Basic Wi-Fi (first 12 months).

Wi-Fi Policy: Suitable for general use; Tenant may obtain private high-speed service if needed.

Laundry: On-site washer/dryer at no additional cost.

Parking: When available: \$40/month.

Occupancy: Only the named Tenant may occupy; no business use. Guests over 14 days require written permission.

Subleasing: Not permitted without Landlord's prior written consent.

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

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

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 recommended; 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: \_\_\_\_\_