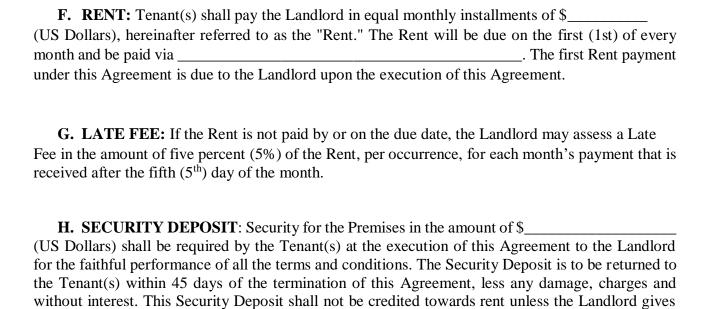
STANDARD LEASE AGREEMENT

This	Agreement,	hereinafter			o as nd betwee		'Agreeme' dividual or en	•	
				AND					
	ividual known as			, here	inafter re	ferred to	as the "Tenar	ıt(s)," agree	to
the fol	lowing:								
A.							housing,		
	bathroom(s) and subject to the fol- all notices rega- identified by the	llowing terms rding the Pr	s and cond	itions of	this Agree	ement. I	Landlord will	send a copy	of
В.		e list any add	itional occ	cupant(s)	of the Pro	emises b	pelow:	ousing by t	he
C.	PURPOSE: Pr professional serv	-			_		-	-	
D.	APPLIANCES	: The l	Landlord	shall	provide	the	following	appliance	es:
shall b the Sec	ner appliances she the liability of the curity Deposit.	the Tenant(s)	, reasonab	le wear-a	and-tear e	xcepted	, to be billed o	lirectly or le	
		d ending on			, her	einafter	referred to	as the "Lea	
and co either notice.	with the Tenant onditions of this A the Landlord or T For the Tenant to andlord must be no	Agreement uf Fenant having Continue und	nder a Mo g the optio der Month	onth-to-N on to can -to-Mont	Month arracel the tenth tenancy	angement nancy wat the e	nt ("Tenancy a with at least size expiration of the	at Will") wi xty (60) day e Lease Terr	ith ⁄s'



I. POSSESSION: Tenant(s) has examined the condition of the Premises, and by taking possession of the Premises acknowledges that they have accepted the Premises in good order and in its current condition, except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant(s) shall terminate this Agreement at the option of the Tenant(s). Furthermore, under such failure to deliver possession by the Landlord and if the Tenant(s) cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant(s) along with any other pre-paid Rent or Fees, including if the Tenant(s) paid a fee during the application process before the execution of this Agreement.

written consent.

- **J. MOVE-IN INSPECTION:** Before, at the time of the Tenant(s) accepting possession, or shortly thereafter, the Landlord and Tenant(s) shall perform an inspection documenting the present condition of all appliances, fixtures, furniture, and any existing damage within the Premises.
- **K. SUBLETTING:** Tenant(s) shall not have the right to sublet the Premises or any part thereof without the prior written consent of the Landlord. If consent is granted by the Landlord, the Tenant(s) shall be responsible for all actions and liabilities of the Sublessee(s) including but not limited to: damage to the Premises, non-payment of Rent, and any eviction process. In the event of an eviction, the Tenant(s) shall be responsible for all court filing fee(s), representation, and any other fee(s) associated with removing the Sublessee(s). Landlord's consent to sublet shall not be deemed to be consent to any unapproved subsequent subletting.
- L. RIGHT OF ENTRY: Landlord shall have the right to enter the Premises during normal working days and hours, Monday to Friday, 9:00 a.m. to 5:00 p.m., by providing notice in accordance with the minimum State requirements for inspection, repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. Landlord may also exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice to the Tenant(s).
 - **M. UTILITIES:** Utilities will be the full responsibility of the Tenant(s).

- N. MAINTENANCE, REPAIRS, OR ALTERATIONS: The Tenant(s) shall, at their own expense and at all times, maintain the Premises in a clean and sanitary manner and surrender the Premises the same at termination hereof, in as good condition as received, normal wear and tear excepted. Tenant(s) may not make any alterations to the Premises without written consent of the Landlord. Landlord shall be responsible for repairs to the interior and exterior of the Premises. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. Landlord will install new batteries in all battery-operated smoke detectors when the Tenant(s) moves into the Premises. After the initial installation of batteries, it will be the responsibility of the Tenant(s) to replace batteries when needed. A monthly "cursory" inspection by the Landlord shall be required for all fire extinguishers to make sure they are fully charged.
- **O. EARLY TERMINATION**: Tenant(s) may not be able to cancel this Agreement unless the Tenant is a victim of domestic violence, and in such case, the Tenant may do so in accordance with any local, state, or federal laws.
- **P. PETS:** Tenant(s) is not allowed pets on the Premises or in the Premises' common areas. Animals that are necessary for individuals with disabilities are welcome.
- **Q. SMOKING:** Smoking in and on the Premises is prohibited, including individual units, common areas, every building and adjoining properties. Medication that is necessary for individuals with disability is welcome.
- **R. LEGAL COMPLIANCE:** Tenant(s) agrees to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the Premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant(s), Landlord, or both, during the term of this Agreement. This Agreement is to be governed under the laws located in the State of Maryland.
- **S. SEVERABILITY:** If any provision of this Agreement or the application thereof shall, for any reason and to any extent be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
- **T. RETALIATION:** Landlord is prohibited from taking retaliatory action against the Tenant(s), including but not limited to, restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of action that could be considered unjustified.

- U. FAIR HOUSING: If Tenant(s) possess(es) any disability, Landlord shall provide reasonable accommodations and modifications to the Premises, unless such requests amount to an undue financial and administrative burden. It is the policy of the Landlord to comply with Title VIII of the Civil Rights Act of 1968, as amended, (commonly known as the Fair Housing Act) by ensuring that all units are available to all persons without regard to race, color, religion, national origin, disability, familial status, and sex. The Landlord will also comply with local ordinances that ensure all units are available to all persons without regard to sexual orientation, gender identity or expression, marital status, age, ancestry or source of income. These laws mean that, among other things, the Landlord must not discriminate against any qualified applicant or tenant with respect to the rental of dwellings. Tenants may call the Baltimore City Office of Civil Rights at (410) 396-3141 if they feel they have been discriminated against by a housing provider. Tenants may also report housing discrimination to the U.S. Department of Housing and Urban Development at (800) 669-9777.
- **V. NOTICES:** Any notice to be sent by the Landlord or Tenant(s) to each other shall use the following mailing addresses:

Landlord's/Agent's Mailing Address	
Tenant(s)'s Mailing Address	
	d does not have an Agent or Manager and all contact implaints should be addressed to the Landlord through the
Landlord's Phone Number:	Email:

- **X. PREMISES DEEMED UNINHABITABLE**: If the Premises is deemed uninhabitable due to damage beyond reasonable repair, Tenant(s) may terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant(s), the Tenant(s) shall be liable to the Landlord for all repairs and loss of income due to restoring the Premises back to a livable condition, in addition to any other losses that can be proved by the Landlord.
- **Y. LEAD PAINT:** The Premises was constructed before 1978 and therefore an authorized Lead-Based Paint Disclosure is attached to this Agreement.

-	-	us discussions, onditions and s	_	_			and Tenant(s) a	agree
		Tenant(s)		and	executed	this	agreement	on
LANDLO	RD(S) S	SIGNATURE						
Landlord'	s Signa	ture						
TENANT	(S) SIG	NATURE						
		~e						

Z. ENTIRE AGREEMENT: This Agreement contains all the terms agreed to by the Tenant(s) and Landlord relating to its subject matter, including any attachments or addendums. This Agreement

Security Deposit Receipt

Dea	ar [Tenant(s)],
The	e Landlord shall hold the Security Deposit in a separate account at a bank located at [Street Address] in the City of
	, State of
The	e Security Deposit in the amount of \$ (US Dollars) has been deposited in [Bank Name] with the Account Number of for the full formance of the Lease Term executed on the day of, 20
per	formance of the Lease Term executed on the day of, 20
	accordance with \S 8–203.1 of the Code of Maryland, the following terms shall apply to the Security posit:
(1)	The right to have the dwelling unit inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within 15 days of the Tenant's occupancy;
(2)	The right to be present when the Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the Tenant notifies the Landlord by certified mail at least 15 days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address;
(3)	The Landlord's obligation to conduct the inspection within 5 days before or after the Tenant's stated date of intended moving;
(4)	The Landlord's obligation to notify the Tenant in writing of the date of the inspection;
(5)	The Tenant's right to receive, by first-class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within 45 days after the termination of the tenancy;
(6)	The obligation of the Landlord to return any unused portion of the Security Deposit, by first-class mail, addressed to the Tenant's last known address within 45 days after the termination of the tenancy; and
(7)	A statement that failure of the Landlord to comply with the Security Deposit law may result in the Landlord being liable to the Tenant for a penalty of up to 3 times the Security Deposit withheld, plus reasonable attorney's fees. (b) The Landlord shall retain a copy of the receipt for a period of 2 years after the termination of the tenancy, abandonment of the premises, or eviction of the Tenant, as the case may be. (c) The Landlord shall be liable to the Tenant in the sum of \$25 if the Landlord fails to provide a written receipt for the Security Deposit.
Sin	cerely,
La	ndlord's Signature

AMOUNT (\$) DUE AT SIGNING

Security Deposit:	
First (1st) Month's Rent:	

Move-in Checklist

Move in Checkins				
Property Address:				
Unit Size:	Marra and Lawrence Dates			
Move-in Inspection Date:	Move-out Inspection Date:			
-	te along with any specific damage or repairs need chipping, wall damage, or any lessened area that			
	of the lease, and therefore, be deducted at the end			
Living Room				
Floors Condition	Specific Damage			
	Specific Damage			
Other Condition	Specific Damage			
Dining Room				
9	Specific Damage			
	Specific Damage			
Kitchen Area				
Stove/Oven Condition	Specific Damage			
	Specific Damage			
Electrical Outlets Condition	Specific Damage			
Cabinets Condition	Specific Damage			
Closets Condition	Specific Damage			
Exhaust Fan Condition	Specific Damage			
Fire Alarms Condition	Specific Damage			
	Specific Damage			
Other Condition	Specific Damage			

Bedroom(s)		
	Specific Damage	
Electrical Outlets Condition	Specific Damage	
Other Condition	Specific Damage	-
Other Condition	Specific Damage	
Bathroom(s)		
Sink/Faucets Condition	Specific Damage	
	Specific Damage	
Doors/Locks Condition		
	Specific Damage	_
Walls Condition	Specific Damage	
Ceiling Condition	Specific Damage	_
Windows Condition	Specific Damage	
Lighting Condition	Specific Damage	
Electrical Outlets Condition	Specific Damage	
	Specific Damage	
Other Condition	Specific Damage	
Other		
Heating Condition	Specific Damage	
AC Unit(s) Condition	Specific Damage	
	Specific Damage	
Smoke Alarm(s) Condition	Specific Damage	
Door Bell Condition	Specific Damage	
Other Condition	Specific Damage	-
Other Condition	Specific Damage	
I, a Tenant on this Lease, ha information. (only 1 Tenant req	ave sufficiently inspected the Premises and confi- uired)	rm above-stated
Tenant's Signature		
information.	have sufficiently inspected the Premises and conf	irm above-stated
Landlord's Signature		

Lead-Based Paint Disclosure

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards Lead Warning Statement 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, Lessors 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 (explain)
(ii) Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
(b) Records and reports available to the Lessor.
(check (i) or (ii) below)
(i) Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).
(ii) Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
Lessee's Acknowledgment (initial)
(c) Lessee has received copies of all information listed above.
(d) Lessee has received the pamphlet <u>Protect Your Family from Lead in Your Home</u> .
Agent's Acknowledgment (if any) (initial)
(e) Agent has informed the lessor of the Lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.
Certification of Accuracy: The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.
Tenant's Signature