**4809 Erie St, College Park, MD 20740 LEASE AGREEMENT**

Term of Lease: Month-to-Month

Location: Basement Unit, 4809 Erie St, College Park, MD 20740

Beginning: July 18, 2025

Parties:

Landlord(s): Kris Sooklal, August Li

Tenant: Safiat Ayinde

The following residential lease agreement in the State of Maryland, in Prince George’s County, in the city of College Park, is entered into according to the following terms.

**Section 1: Payment of Rent \_\_\_\_\_**  
The monthly rent due from the Tenant (Safiat) is $1,000 (U.S. Dollars), due on the 1st day of every month. Monthly rent due for the months of August 2025, September 2025, October 2025, November 2025, and December 2025 is to be paid to Kris Sooklal by check (preferred) or by Venmo (@sooklal). Monthly rent due for the months of January 2026, February 2026, March 2026, April 2026, May 2026, and June 2026 is to be paid to August Li by check or by Venmo (@Li-Tingjiao).

The Landlord(s) may assess a $35 fee for dishonored checks (otherwise known as “bad checks” or “bounced checks”) in accordance with the Commercial Law of the State of Maryland.

There is a six-day Grace Period with no fees or penalties for rent. Example: if $1,000 is paid for rent due for the month of September 2025 is paid at or before September 7, 2025 at 11:59 PM Eastern Time, there will not be any additional fees or penalties for the rent due for the month of September 2025.

The first payment of rent for this lease agreement is due on the date of the signing of this lease agreement (July 18, 2025) and will cover the period of July 18, 2025 to August 30, 2025. The second payment of rent for this lease agreement is due on September 1, 2025, for the month of September 2025.

After one year, the Landlord(s) may increase the amount of the monthly rent due by 3% - 6%, per the law of the State of Maryland. The Landlord(s) will provide written notice of the increase in monthly rent at least 30 days prior to the increase in monthly rent.

**Section 2: Security Deposit \_\_\_\_\_**

Security for the Premises in the amount of $1,000 (US Dollars) shall be required by the Tenant(s) at the execution of this Agreement to the Landlord(s) for the faithful performance of all the terms and conditions. The Security Deposit is to be returned to the Tenant(s) within 30 days of the termination of this Agreement, less any damage, charges and without interest. This Security Deposit shall not be credited towards rent unless the Landlord(s) give written consent.

**Section 3: Late Fees \_\_\_\_\_**  
In the unlikely event that rent is not paid on or by the due date or the corresponding Grace Period (see Section 1, Paragraph 2 for details on the Grace Period), the Landlord(s) may assess a Late Fee in the amount of 5% of the monthly rent amount. This Late Fee (if assessed) will take effect no sooner than 11 days of late or unpaid rent in accordance with the law of the State of Maryland.

**Section 4:** **Utilities (included in monthly rent, Section 1) \_\_\_\_\_**

The Landlord(s) will provide to the Tenant the essential utilities of gas (currently served at the property by Washington Gas), electricity (currently served at the property by Pepco), and water (currently served at the property by Washington Suburban Sanitary Commission), all of which are included in the monthly rent paid by the Tenant with no additional charge. The Landlord(s) will also provide the non-essential utility of internet access (currently served at the property by Verizon).

If there is an outage in any of the future utilities, the Tenant should notify the Landlord(s) immediately and the Tenant may choose to contact the utility providers directly to check on the status of an outage. If there is an outage of gas, electricity, or water, the Landlord(s) will make reasonable accommodations for the Tenant during the time of the outage. If there is an outage of internet access, the Landlord(s) are not required to provide accommodations during the time of the outage.

At the time of the lease, the credentials for access to the Internet are as follows:  
House Sooklal KingOfAndalsAnd1stMen

The Realm 61098Ting082723

**Section 5: Landlord Right of Entry \_\_\_\_\_**

The Landlord(s) shall have the right to enter the basement during normal working days and hours, Monday to Friday, 9:00 AM to 5:00 PM by providing at least 24 hours written notice (via text message, email, or in writing) per the requirements of the law of Prince George’s County (MD) for the purpose inspection, repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord(s) may also exhibit the basement to prospective purchasers, mortgagees, or lessees upon reasonable notice to the Tenant(s).

There are several future projects (for which advance notice will be given) for entry by the Landlord(s), including the installation of waterproofing material in the furnace room, the optional installation of updated appliances (such as a dryer, water heater, refrigerator, sump pump, garbage disposal), caulking, replacement of furnace filters, plumbing updates, installation of new thermostat system, and electrical updates.

In the unlikely event of an emergency including but not limited to flooding, water leaks, electrical issues, gas leaks, smoke, fire, and other immediate dangers, the Landlord(s) may enter the basement solely to address the emergency.

**Section 6: Security Cameras \_\_\_\_\_**

There are three Ring cameras around the property, including one Ring camera located in the Basement unit. These cameras face the exterior of the property and will not be used for surveillance of the Landlord(s) or of the Tenant. The credentials for accessing these cameras will be provided by the Landlord(s) to the Tenant upon request.

**Security 7: Access to Property \_\_\_\_\_**  
The Tenant will have full, unlimited access to the property at any time, 24 hours a day, solely through the Basement door. The Tenant will not have access to the property through any other doors. The Tenant may change the locks of the Basement door at any time, provided that at the termination of this lease, the Tenant installs the original locks on the Basement door.

The Tenant shall have full access to and use of the backyard of the property, excluding the storage shed and excluding the space under the deck. The Tenant may coordinate with the Landlord(s) for shared use of the deck. The Tenant shall not have access to the front yard or front porch of the property. The Tenant shall not enter the ground floor or upstairs of the property. The Tenant shall not enter the property through the front door or through the deck.

The Tenant shall have full access to the entire Basement unit, excluding the one room designated for use as storage by the Landlord(s) and excluding the area immediately surrounding the furnace and electrical panels.

The Tenant shall have access to the driveway for use of parking one passenger vehicle (no box trucks, trailers, campers, RV’s, buses, or off-road vehicles will be allowed in the driveway). The Tenant’s access to the driveway is limited to the area of the driveway below the two orange cones placed by the Landlord(s).

**Section 8: Tenant Duty of Care \_\_\_\_\_**

The Tenant shall take good care of the premises and pay the cost of damages or breakage caused by the tenant, or anyone affiliated to the tenant. The Tenant shall make no alterations, additions or improvements to the premises nor display any sign upon the premises or the exterior thereof, without the Landlord’s written consent. At the expiration of the lease, the Tenant shall vacate the premises in as good condition as existed at the beginning of the term, except for the reasonable wear and tear.

The Tenant may (at their own cost) choose to paint the walls of the basement in a solid color (no stripes, patterns, or drawings).

The Tenant is responsible for keeping the immediate area surrounding the exterior of the Basement door clean and clear of items and debris.

The Tenant is responsible for placing household trash in the green trash can and household recycling in the blue recycling trash can for collection by the City of College Park. The Landlord(s) will move the trash cans to the curb on Monday nights before trash collection by the City of College Park on Tuesday mornings and the Landlord(s) will retrieve the trash cans from the curb after trash collection, unless otherwise communicated.

The Tenant is responsible for renter’s insurance to protect the Tenant’s belongings. The Landlord(s) are not liable for the loss or damage of the Tenant’s belonging.

The Tenant agrees to use every reasonable precaution against fire and to promptly notify the Landlord(s) of any fire hazards, fire or accidents on the leased premises.

**Section 9: Landlord Duty of Care \_\_\_\_\_**

The Landlord(s) will be responsible for all yardwork and all responsibilities corresponding to the exterior of the property. The Landlord(s) will be responsible for provided the utilities in Section 5 and the cameras in Section 6, as well as general maintenance of all appliances on the property. The Landlord(s) will carry homeowner’s insurance to protect the property from damage. The Landlord(s) agree to use every reasonable precaution against fire and to promptly notify Landlord(s) of any fire hazards, fire or accidents on the leased premises.

**Section 10: Certification of Occupancy**

Named Tenant: Safiat Ayinde

Address: 4809 Erie St, College Park, MD 20740

This is to certify that only one adult person (the named tenant, Safiat Ayinde) will occupy the apartment under this lease agreement. The Tenant may have visitors freely access the property through the Basement door. However, if visitors are to stay longer than seven (5) nights, written permission of the Landlord(s) must be obtained. The Tenant may not enter into other lease agreements at this property, such as subletting, AirBnB, subleasing, or any form of rental or third-party hosting agreement, without the written consent of the Landlord(s).

**………………………………….. ……………………..**

**Safiat Ayinde Date**

***Tenant***

**………………………………….. ……………………..**

**Kris Sooklal Date**

***Landlord***

**………………………………….. ……………………..**

**August Li Date**

***Landlord***

**Section 11: Disclosures** \_\_\_\_\_  
The following conditions of the property are disclosed to the Tenant.

1. The bathtub in the bathroom has a rusted screw on the overflow plate. This screw is rusted in place and cannot be removed without significant

2. The nature of the location of the basement and the surrounding trees, forest, swamps, drains, creeks, bamboo, and other factors in the neighborhood result in some small insects, bugs, and other pests in the basement. Consistent cleaning should mitigate some of these problems.

3. Due to the installation and insulation of the HVAC system in the basement, both the heating (during the winter) and the air conditioning (during the summer) are disproportionally stronger in the basement. For example, when the house thermostat is set at 71 degrees Fahrenheit in the summer, the resulting temperature in the basement is approximately 61 degrees Fahrenheit. When the house thermostat is set at 65 degrees Fahrenheit in the winter, the resulting temperature in the basement is approximately 72 degrees Fahrenheit.

4. There is a small amount of background noise from the appliances in the basement, including the furnace, air conditioning, sump pump, and condensate pump.

5. There are two sump pumps in the basement and one sump pump outside of the basement door, which may be a source of moisture and attractive to pests. The Landlord(s) will make reasonable efforts to seal the sump pumps to prevent pests, and the Tenant should keep the areas around the sump pumps clean and clear of items and debris.

**Section 12: End of Lease \_\_\_\_\_**

This lease agreement is month-to-month and may be ended with 30 days’ written notice by text message, email, or in writing by the Tenant at any time for any reason. The Tenant will owe rent due during the 30 days’ notice. If the end of the lease (after the 30 days’ notice) falls in the middle of the month, the Tenant will owe a prorated portion of the rent due.

For example, if the Tenant gives 30 days’ notice on July 16, 2026, then the end of the lease would be August 15, 2026 at 11:59 PM Eastern Time, and the total rent due for the month of August 2026 would be $500 (15 days, prorated amount).

If the Tenant does not comply with the terms and conditions set forth in this lease and the Rules and Regulations attached to this lease, the Landlord(s) may declare this Lease null and void and terminated and may resort to such other action or seek such other remedies for such cause and upon such grounds as may be permitted by law in the State of Maryland. The Tenant shall thereafter quit and surrender the leased premises to the Landlord(s).

Per the law of the State of Maryland, the Landlord(s) may give 60 days’ written notice to the Tenant to terminate the lease agreement for any reason.

Signed, Sealed and Delivered in the presence of:

**………………………………….. ……………………..**

**Safiat Ayinde Date**

***Tenant***

**………………………………….. ……………………..**

**Kris Sooklal Date**

***Landlord***

**………………………………….. ……………………..**

**August Li Date**

***Landlord***

**Appendix**

Maryland Tenant Bill of Rights: <https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Documents/Tenant-Bill-of-Rights-V1.pdf>

Tenant and Landlord Affairs: <https://dhcd.maryland.gov/Tenant-Landlord-Affairs/Pages/default.aspx>

Help for Renters: <https://dhcd.maryland.gov/Residents/Pages/Renters.aspx>

Tenant Advocacy Services: <https://www.peoples-law.org/tenant-advocacy-services>