



Lease Package

Brendan Suska
LANDLORD

Nick Snyder, Anna Stepanko
TENANTS

May 27th, 2017
LEASE START DATE

LEASE AGREEMENT

This agreement, dated April 25th, 2017 is between May 27th, 2017 and May 31st, 2018.

1. Landlord:

The Landlords are:

Brendan Suska

And will be referred to in this Lease Agreement as "Landlords".

2. Tenant:

The Tenant(s) is/are:

Nick Snyder	DOB: 12/04/1991	SS#: 159-74-6819
Anna Stepanko	DOB: 6/01/1993	SS# XXX-XX-XXXX

and will be referred to in this Lease Agreement as "Tenant(s)".

3. Rental Property:

The Landlords agree to rent to the Tenant(s) the property described as a townhouse located at 3482 Old Crown Dr. Pasadena, MD, 21122, which will be referred to in this Lease as the "Leased Premises".

4. Term of Lease Agreement:

The Lease Agreement will begin on May 27th, 2017 and will end on May 31st, 2018.

5. Use and Occupancy of Property:

- A. The only person(s) living in the Leased Premises is/are: Nick Snyder and Anna Stepanko
- B. Any change in occupancy will require written consent of the Landlords and may be subject to an adjustment in the amount of rent. Change in occupancy includes but is not limited to a family member, boyfriend/girlfriend, or any individual that would live in the home for more than 30 calendar days cumulatively per 12 month period.
- C. The Tenant(s) will use the Leased Premises only as a residence. No business whatsoever can be conducted in the home. Business includes but not limited to pet sitting, babysitting, or any type of lessons/tutorials.

6. Rent Due

- A. The amount of the Rent is \$1650 to be paid monthly.
- B. The rent is due in advance on or before the 5th day of each month. The rent due date is the date the Landlords must receive the Tenant(s)'s payment.
- C. Rental payments are made payable to:
Brendan Suska
- D. Rental payments paid by personal check may be completed and picked up by landlord if desired by tenants.
- E. Rent may be transferred to Landlord's bank account from Tenant's bank account. If Tenant desires same, instructions will be provided by Landlord.

F. Should payment of any type fail to clear and/or is not paid by the financial institution, it will be treated as "Returned payment" under this Lease Agreement.

7. Funds Collected On or Before Lease Signing:

The following funds are due on or before the signing of this Lease Agreement unless otherwise agreed to in writing:

Prorated Rent	\$1650
Security Deposit	\$1650
Pet Deposit	\$N/A
TOTAL DUE	\$3300

8. Late Fee:

- A. If the rent or any other charges are not received by the Landlord on or before 5 days after the rent due date, Tenant(s) must pay a late fee of 5% of rent in addition to the rent.
- B. Payments received by Landlords when there are arrearages, shall be credit first to any outstanding balance, and then applied to the current amount due.

9. Returned Payments:

- A. A returned payment fee of \$35.00 will be added for all returned payments.
- B. If there are one or more instances of returned payments, Tenant(s) agree that the Landlord may require all future payments to be made only by certified check, money order, cash or online transfer.
- C. If Tenant(s) financial institution returns your rental payment and causes the rental payment to be late, a late charge will apply.

10. Security Deposit

- A. The Tenant(s) have paid to the Landlords a Security Deposit of \$1650.00.
- B. Tenant(s) agree that this security deposit is intended to secure the faithful performance by the Tenant of all terms, covenants and conditions of this Lease Agreement including but not limited to the cost of damages beyond normal wear and tear, unreturned keys, unpaid rent and any other amount due and legally allowable under the terms of this Lease Agreement and in accordance with state and local laws and regulations.
- C. Tenant(s) may be responsible for any unpaid charges or attorney fees, suffered by the Landlord by reason of Tenant's default of this Lease Agreement in accordance with state and local laws and regulations.
- D. Under no circumstance can the Security Deposit be used as payment for rent and/or other charges due during the term of this Lease Agreement.
- E. The Leased Premises must be left in good, clean condition with all trash, debris, and Tenant's personal property removed. The Leased Premises shall be left with all appliances and equipment in working order. Any wall plugs, toggles or anything similar must be removed by Tenant(s), spackled and prepared for painting. Failure to do so, may result in reduced security deposit.

- F. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

11. Utilities and Services

- A. Tenant is responsible for the following utilities and services: Electric. Tenant is required to register the utilities and services in Tenant's name. Tenant understands and agrees that essential services are to be maintained and operational at all times. Any additional services added by Tenant(s) are solely the responsibility of the Tenant(s).
- B. Tenant(s) will be responsible for reimbursing Landlord for cost of water used at Leased Premises. Landlord will provide copy of water bill for Tenant; water bill to be paid with the following month's rent.
- I. Tenant agrees that Landlord will not be held responsible for the loss of use, or discontinuation or interruption of any utility or extra services beyond the Landlord's control.
- II. Tenant shall notify the Landlord of any malfunction of a utility.
- III. Tenant may not be negligent in his/her use of any included utility or service. If by Tenant's negligence, the utility bill or service fee dramatically increases, tenant will be billed for any overages which will then be due and payable by Tenant(s).

12. Appliances

- A. Landlord will supply and maintain: Refrigerator, Dishwasher, Cooktop/Stove, Washing Machine and Dryer. Tenant(s) acknowledge that all appliances are in good working order at the time of the Lease Agreement.
- I. Tenant will keep appliances provided by Landlord in good working order and shall report any malfunction to the Landlord. Any damage sustained due to the neglect or misuse by Tenant will become the full responsibility of the Tenant, either in the appliance repair or replacement of appliance.
- II. Tenant agrees that the items specified above are the property of the Landlord and will remain with the Leased Premises at the end of this lease term.
- B. Tenant must have written approval before installing any appliance. Landlord accepts no responsibility for the maintenance, repair or upkeep of any appliance supplied by the Tenant. Tenant agrees he/she is responsible for any damage that occurs to the Leased Premises resulting from the addition of any appliance that is supplied by the Tenant.

13. Maintenance and Repairs

Landlord shall be responsible for repairs in or about the Leased Premises unless caused by the negligence of the Tenant, Tenant will be responsible for any repairs caused by his/her negligence.

- A. It is the responsibility of the Tenant to promptly notify the Landlord of the need for any repair of which the Tenant becomes aware

- B. If any required repair is caused by the negligence of the Tenant and/or Tenant's guests, the Tenant will be fully responsible for the cost of the repair and/or replacement that may be needed.
- C. The Tenant must keep the Leased Premises clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.
- D. Tenant must abide by all local recycling regulations.
- E. The Tenant shall properly use and operate all electrical, cooking and plumbing fixtures and keep them clean and sanitary.
- F. The Tenant is not permitted to paint, make any alterations, improvement or additions to the Leased Premises without first obtaining the written permission of the Landlord. If permission granted, Tenant(s) must return the alteration, improvement, or addition to its original state at time of signing Lease Agreement unless otherwise noted by Landlords. The Landlord's permission to a particular painting, alteration, improvement or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.
- G. The Tenant is responsible for removing snow and ice from stairs and walkways.
- H. The Tenant shall maintain the lawn and landscaping by cutting grass, maintaining mulched areas, removing weeds and pruning shrubs/trees.

14. Condition of Property

- A. The Tenant acknowledges that the Tenant has inspected the Leased Premises and at the commencement of this Lease Agreement, the interior and exterior of the Leased Premises, as well as all equipment and any appliances are found to be in an acceptable condition and in good working order.
- B. The Tenant agrees that neither the Landlord nor Landlord agent have made promises regarding the condition of the Leased Premises.
- C. The Tenant agrees to return the Leased Premises to Landlord at end of the Lease Agreement in the same condition it was at the beginning of the Lease Agreement.

15. Special Terms and Condition

The Landlord and Tenant agree to the following extra services, charges, and or special terms:

Light bulb and furnace filter replacement is the sole responsibility of the Tenant.

Tenant(s) shall not put any screw holes or glue anything to walls, wood cabinets, doors, moldings, railings and handrails. Small picture hangers/nails on walls are acceptable. Tenant shall notify Landlord of any plumbing, electric, or structural concerns at the property within 24 hours.

16. Rules and Regulations

- A. Late fees are strictly enforced and any unpaid fees will not be waived
- B. Absolutely no smoking is permitted in the Leased Premises.
- C. The Tenant may not interfere with the peaceful enjoyment of the neighbors.

- D. Garbage/Trash must be taken to the curb on the scheduled day(s) of trash removal and not before. [Tuesday Morning]
- E. The Tenant will be responsible for any fine and/or violation that is imposed on the Landlord due to the Tenant's negligence.
- F. The Tenant shall abide by all Federal, State, and Local laws.
- G. The Tenant shall notify the police and Landlord of any illegal activity that is witnessed in or around the Leased premises.
- H. The Tenant agrees not to use the Leased premises for any unlawful purpose including but not limited to the sale, use or possession of illegal drugs on or around the Leased Premises.
- I. The Tenant agrees to test smoke detectors periodically as well as maintain operational batteries at all times.
- J. The Tenant must report any malfunction with smoke detector(s) immediately to Landlord. The Tenant agrees not to remove, dismantle or take any action to interfere with the operation of any smoke detector(s) installed on the Leased premises.
- K. The Landlord has provided fire extinguisher(s) for your safety. The Tenant may not misuse, dismantle, block or remove the fire extinguisher(s). The Tenant must report to the Landlord any use, malfunction or repair required. In the event of the negligent use of the fire extinguisher(s), the Tenant will be responsible for any damage to the Leased Premises as well as the replacement or refill of the fire extinguisher(s).
- L. Absolutely no hazardous materials are permitted to be in or around the Leased Premises at any time.
- M. The Tenant may not use or store kerosene or space heaters at any time in or around the Leased Premises.
- N. Under no circumstance may a stove, oven or range be used as a source for heat.
- O. Charcoal and gas barbecue grills may not be used inside the Leased Premises.
- P. The Tenant shall use ventilating fans at all times when bathing and cooking.
- Q. All windows and doors must remain closed during inclement weather.
- R. The Tenant shall notify Landlord of any pest control problems.
- S. The Tenant must obtain written permission to install a satellite system or antenna on or around the Leased Premises.

17. Addendums

The following Addendums, attached to this Lease Agreement, shall become part of this Lease Agreement:

18. Insurance

Tenant agrees to be solely responsible for any damage to or loss of the Tenant's personal property. Accordingly, the Tenant is strongly encouraged to obtain personal property/renter's insurance with an insurance company properly licensed to do business in the State. This policy must become effective on or before the beginning date of this Lease Agreement

19. Security Not Promised

The Tenant has inspected and acknowledges that all locks and smoke detectors are in working order. Any provided fire extinguishers, security alarm system, and/or carbon

monoxide detectors (if applicable) also been inspected by the Tenant and are in sound working order. Tenant understands that although the Landlord makes every effort to make the Leased Premises safe and secure; this in no ways creates a promise of security.

20. Right of Entry

- A. Landlord and/or agent, with 24 hours of notice have the right during the term of this Lease Agreement to enter during reasonable hours to inspect the premises, make repairs or improvements or show prospective buyers and/or Tenant(s) the property
- B. In the event of an emergency, Landlord reserves the right to enter Leased Premises without notice. It is required that Landlords have a set of working keys and/or security codes to gain access to the Leased premises.
 1. Tenants will not change or install additional locks, bolts, or security systems without the written permission of the Landlord.
 2. Unauthorized installation or changing of any locks will be replaced at the Tenant's expense
 3. Tenant shall be responsible for any and all damages that may occur as a result of forcible entry during an emergency where there is an unauthorized placement of a lock.

21. Ending or Renewing the Lease Agreement:

- A. At the end of the Lease term, if the Landlord or the Tenant does not give any written notice to the other party to end this Lease, it will automatically continue on a month to month basis with a 3% increase in monthly rent. The Tenant will also have the opportunity to renew lease for one year at current monthly rent and all terms herein. To terminate this Lease at the end of the Lease term or any renewal thereof, the Landlord or the Tenant must give to the other party at least 60 days prior written notice before the last day of the Lease term or any renewal thereof.

Tenant(s) Initials NAS AS

22. Notices

- A. Any notice, required by the terms of this Lease Agreement shall be in writing.
- B. Notices sent to the Landlord may be sent to the following:

Email: brsuska@yahoo.com

- C. Notices may be given by either party to the other in any of the following ways, or any other manner provided for by law:
 1. Personal delivery
 2. Certified or registered mail, return receipt requested

23. Abandonment:

If Tenant vacates the Leased Premises before the end of the Lease term or renewal thereof without written permission from the Landlord, the Tenant may be in default of this Lease Agreement. If the Tenant fails to follow proper move-out procedures, Tenant may be responsible for damages and losses allowed by federal, state and local regulations as well as this Lease.

24. Landlords Remedies:

If Tenant violates any part of this Lease Agreement including non-payment of rent, the Tenant is in default of this Lease Agreement. In the event of a default, the Landlord may initiate legal proceedings in accordance with local and state regulations to evict or have Tenant removed from the Leased premises as well as seek judgment against Tenant for any monies owed to Landlord as a result of Tenant's default.

- A. The Tenant agrees that any expenses and/or damages incurred as a result of a breach of the Lease Agreement including attorney's fees and costs will be paid to the Landlord or the prevailing party.
- B. The Tenant agrees that any court costs and/or fees incurred as a result of a breach of the Lease Agreement will be paid to the Landlord or the prevailing party

25. Subordination

This Lease Agreement is subject and subordinate to any lease, financing, loans, other arrangement, or right to possession with regards to the building or land that the Landlord is obligated to now or in the future including existing and future financing, and/or loans or leases on the building or land.

26. Condemnation:

If the whole or any part of the Leased Premises is taken by any authority having power of condemnation, this Lease Agreement will end. Tenant shall peaceably vacate the Leased Premises and remove all personal property and the lease terms will no longer apply. The Tenant, however, is responsible for all rent and charges until such time that Tenant vacates the Leased Premises.

27. Assignment or Sublease:

Tenant agrees not to transfer, assign or sub-lease the Leased Premises without the Landlord's written permission.

28. Joint and Several Liability

The Tenant understands and agrees that if there is more than one Tenant that has signed the Lease Agreement, each Tenant is individually and completely responsible for all obligations under the terms of the Lease Agreement.

29. Misrepresentation:

If any information provided by Tenant in application for this Lease is found to be knowingly incorrect, untruthful and/or misleading, it is a breach of this Lease.

30. Binding of Heirs and Assigns:

All provisions, terms and conditions of this Lease Agreement shall be binding to Tenant, Landlord, their Heirs, Assignees and Legal Successors.

31. Severability:

If any part of this Lease Agreement is not valid, enforceable, binding or legal, it will not cancel or void the rest of this Lease Agreement. The remainder of the Lease Agreement will continue to be valid and enforceable by the Landlord, to the maximum extent of the laws and regulations set forth by local, state and federal governments

32. Governing Law:

This agreement shall be governed, construed and interpreted by, through and under the Laws of the State of Maryland.

33. Additional Clauses:

- A. Landlord's acceptance of rental payments is not a waiver of any default by the Tenant.
- B. Move-in/Move-out Inspection: Tenants have the right to be present during a property inspection for the purpose of making a list of damages that may exist at the beginning (move-in) of the Lease Agreement and at the end (move-out) of the Lease Agreement

This request must be made in writing within fifteen (15) days prior to the beginning of the Lease agreement for the move-in inspection. A request for a move-out inspection must be made at least fifteen (15) days prior to the ending of the Lease Agreement along with the Tenant's intention to vacate, the date of moving, and the tenant's forwarding address.

The Landlord will notify Tenant of the time and date of inspection.

34. Paragraph Headings

Paragraph headings in the Lease Agreement are for convenient reference only and do not represent the rights or obligations of the Landlord or Tenant.

35. Entire Agreement

- A. Landlord and Tenant agree that this Lease Agreement and any attached Addendums, Rules and Regulations, and/or Special Terms and conditions accurately represent all terms and agreements between the Landlord and Tenant regarding the Leased Premises.
- B. Tenant acknowledges the receipt of any disclosures required by the State of Maryland as well as any disclosures required by federal, state, and local jurisdiction.

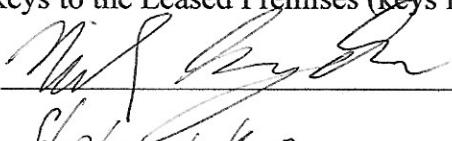
NOTICE: This is an important legal document

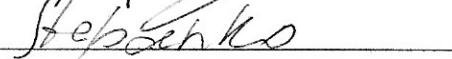
- You may have an attorney review the Lease Agreement prior to signing it.

- If the Landlord fails to enforce any provision of this Lease Agreement, it will not constitute a waiver of any default, future default or default of the remaining provisions
- Time is of the essence in this Lease Agreement

By signing this Lease Agreement, the Tenant certifies that he/she has read, understood and agrees to comply with all the terms, conditions, Rules and Regulations of this Lease Agreement including any addendums that he/she has received the following:

1. Copies of all Addendums, Rules and Regulations, Special Terms and Conditions, and Application.
2. All necessary keys to the Leased Premises (keys may be given at time of move-in date)

Tenant's Signature  Date: 4/26/17

Tenant's Signature  Date: 04/26/17

Landlord's/Agent Signature _____ Date: _____

Landlord