

RESIDENTIAL DWELLING LEASE

OWNER/AGENT/LANDLORD: [REDACTED] hereafter referred to as "Landlord"

TENANT(S): [REDACTED]

LEASED PROPERTY ADDRESS: 15474 Mount Calvert Road Upper Marlboro MD 20772

DATE OF LEASE: 05/18/2025

1. INITIAL TERM OF LEASE: Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of One Year beginning on 06.01.2025 and ending on 05.31.2026. Lease term will automatically turn month to month after the lease term unless agreed upon by both parties.

2. RENT AMOUNT: The monthly rent is \$1,900 payable in advance, on the first day of each month without demand from the Landlord. Rent should be made payable to BEHB Rentals, LLC - Paid by Cash, Money Order, Cashier's Check or Credit Card Payments, ZELLE or VENMO.

3. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment is received more than FIVE (5) days after the date it is due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of the delinquent tenant portion of the rent. If a check is accepted by the Landlord from the Tenant for rent, it is purely as an accommodation to the Tenant. If the check is dishonored, Tenant agrees to pay a \$35 charge to the Landlord as additional rent and personal checks will no longer be accepted. The amount of the late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to the Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent. When judgment is entered, all court costs are assumed by the tenant: Initial Failure to Pay is \$60 and follow-up Warrant of Restitution is \$100. There will be an annual compounded rent increase of 5%.

RENT SCHEDULE

Year	Increase	Monthly Rent
1	n/a	\$1,900
2	5%	\$1,995
3	5%	\$2,094
4	5%	\$2,198
5	5%	\$2,307

SECURITY DEPOSIT: Security deposit of \$1,900 paid in full 05/18/2025 electronically.

5. RENEWAL OF LEASE TERM: This lease shall continue in force month to month after the expiration of the initial term. Either party may terminate this lease at the end of the initial term, or any renewal term, by giving written notice to the other party at least sixty (60) days prior to the end of the initial term. NOTICE: Any written notice given pursuant to renewal terms become effective upon the first day of the month following delivery of notice.

5. OFFICE HOURS: The Landlord can be reached by calling [REDACTED] If Landlord is not in the office, leave a message and the call will be returned. Office hours are Monday to Friday, 9:00AM to 5:00PM. Or you can email [REDACTED] You may also text this number [REDACTED]


6. Maintenance: In case of Maintenance Issues (Routine and/or Emergency). All maintenance requests can be called into [REDACTED]

7. LANDLORD LEGAL RIGHTS: If the Tenant shall fail to pay the rent or any additional rent as herein provided, within ten (10) days of date when due, or if Tenant shall breach any other term, covenant, or condition of this lease, including, but not limited to, any misrepresentation in Tenant's application, Landlord may (A) re-enter property and terminate the Lease in accordance with the applicable provisions of law; (B) bring summary eviction proceedings to evict Tenant; or (C) pursue any and all remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by the Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of the

Tenant initials [REDACTED]

Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

8. PERSONS WHO WILL OCCUPY THE PROPERTY: Tenant covenants and agrees that the Property shall be occupied only by the following person(s) and by no other person(s). **All adult occupants over the age of 18 are required to sign as Tenants of this lease.**

	AGE	NAME	AGE
			

8. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Landlord agrees that the Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation.

10. SMOKE DETECTORS and CARBON MONOXIDE DETECTORS: Tenant acknowledges that the house is equipped with a WORKING smoke detector on each level of the house and a WORKING carbon monoxide detector(s) as required by law. **THE TENANT IS RESPONSIBLE TO TEST THE BATTERIES ONCE A MONTH AND REPLACE THEM, AS NEEDED, AT THE TENANT'S EXPENSE.** If a smoke detector or carbon monoxide detector is not working for any reason other than the battery, the tenant is to notify the landlord immediately in writing by certified mail AND phone call. They will be fixed/replaced within 24 hours. Tenant further acknowledges Tenant's responsibility to maintain said detector, and the tenant assumes all liability, therefore. Tenants shall indemnify and hold Landlord harmless from all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of all smoke and carbon monoxide detectors.

11. KEYS AND LOCKS: No additional locks shall be installed by the Tenant and no existing locks shall be changed by the Tenant without Landlord's prior written consent. One (1) key will be furnished to the Tenant. All keys will be returned by Tenant to Landlord upon termination of the Lease or vacating of the Property, whichever occurs first. Tenant shall reimburse the Landlord, as additional rent, for the cost of changing any locks or replacing any key(s) lost or damaged by Tenant. Should the tenant lose the keys, there will be a \$35.00 charge for a replacement key. If the locks need to be replaced the fee is \$75.00 per door.

12. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenants shall not in any way obstruct any public sidewalk or permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any governmental authority.

13. LANDLORD/TENANT LIABILITY: Tenant agrees with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of the Tenant. Landlords shall not be deemed a Bailee as to any goods, or chattels, placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect the tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance.

14. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any liability arising from injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any negligence, misconduct, or any act of omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of the Tenant.

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15. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord and Landlord's agent and employees shall have the right to enter upon the property at all reasonable times for the purpose of inspection, appraisal or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate. If tenant is given notice and refuses to allow entry, landlord has right to enter the property by changing locks. For a period of ninety (90) days prior to the expiration of the initial Term, or any renewal thereof, Landlord and Landlord's agents shall have the right, at reasonable times, to show prospective tenants or purchasers through the Property and to post "For Sale" or "For Rent" signs thereof, as may be permitted by law.

16. TENANTS RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to the Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear accepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition. Appliances are to be cleaned.

16. At 30-day notification, Property will have walked through. Any damage will be noted, and pictures taken. Notification to the Subsidy Agency will include any noted damage as money owed to the Landlord.

17. FAILURE TO VACATE AT TERMINATION: If a Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may (a) evict Tenant and take possession of the Property, storing all furniture and other personal property found on the Property at Tenant's risk and expense without liability to Landlord, (b) hold Tenant liable as a tenant holding over for another one or more terms at the same rental; and/or (c) exercise any other remedy granted to a landlord under Maryland Law.

18. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rents payable under this lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and the Landlord elects to repair the damage to the Property, the Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this lease shall not be abated and this Lease shall remain in full force and effect.

19. INSPECTIONS: Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and Tenant agrees to notify Landlord prior to any inspections.

20. TENANT'S RESTRICTIONS CONCERNING TRASH: All garbage and trash must be placed in a trash receptacle with a lid as stated by Harford County Health Department. Trash cannot be left out any earlier than the evening before the scheduled pickup. All trash must be placed in a suitable covered container. Tenant is responsible for all Environmental fines for illegal trash disposal.

21. TENANT AND LANDLORD AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, or damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement. A utility being turned off in the Property is a direct violation of this Lease and grounds for immediate eviction. Tenants may NOT use the stove to heat the home. Proper heating devices are required and supplied by Landlord. Tenants may not add extra heat units in the unit without the written permission of the Landlord. If Tenant is caught using illegal devices or a stove to heat the home, Tenant becomes in direct violation of the lease and may be evicted.

22. TENANT AND LANDLORD AGREEMENT FOR REPAIRS: If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

23. LANDLORD'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise of the Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and shall thereafter pay monthly to Landlord, in advance, the difference between, the rent payable under this Lease and the amount

of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property(ies) owned by Landlord.

24. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of the Lease by Tenant; (b) any and all damages, costs and /or expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or tenant agents, employees, invitees, or family members. In the event the Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non – payment of rent under this Lease.

25. ATTORNEY’S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall reimburse by the other party for all reasonable attorney’s fees, necessary expenses, and court costs incurred by the prevailing party in the action.

26. LANDLORD DOES NOT WAIVE LEGAL RIGHTS: The failure of the Landlord to insist upon the strict performance of any of the terms of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute, or be construed as a waiver by Landlord of such term or condition or an election in future instances.

27. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs’ personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

28. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders.

29. TENANT’S OBLIGATIONS REGARDING USE AND OCCUPANCY: Tenant agrees to use the Property in a careful manner and not to use or permit the use of any portion of the Property for any purpose other than a private single-family residence; to keep the Property in a clean and sanitary condition; and to comply with all laws, codes, ordinances, rules and regulations, including health and housing codes and criminal laws applicable to the Property and all covenants and restrictions applicable to the Tenant’s use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of the neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, and agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on or from Property. Tenant shall indemnify and save Landlord harmless from (a) all liability, loss, cost, damage, or expense arising out of any violation by Tenant such laws, codes, ordinances, rules, or regulations; (b) any violation or non-performance by the Tenant of any of the covenants contained herein; or (c) any other act or omission of the Tenant, other residents of the Property, or Tenant’s agent, employees’ invitees, or family members. All electrical, heating, cooking, air-conditioning, mechanical, and plumbing equipment, and facilities shall be used for their intended purposes only. The stove can be used for cooking only.

30. TENANT’S RESTRICTIONS ON CHANGES TO THE PROPERTY: The Tenant shall not make any alterations, additions, or improvements to the Property without obtaining Landlord’s written consent.

31. INCLUSIONS/EXCLUSIONS: Included in the Property are all permanently attached fixtures, including all smoke detectors and carbon monoxide detectors. Certain other now existing items may be considered personal property, whether installed or stored upon the property, are included as follows: Tenant will be billed from landlord every three months for water, sewer and trash.
STOVE OR RANGES

REFRIGERATOR LIGHT FIXTURES

32. UTILITIES AGREEMENT: The obligations of Landlord and Tenant with respect to the provisions of utilities shall be as follows: All Items listed below will be at the cost of the Tenant:

- a) Gas, BGE (TENANT) To Set Up/Pay Bill over the Phone BGE: 866-281-6483
- b) Electric, BGE (TENANT) To Set Up/Pay Bill over the Phone BGE: 800-375-7117
- c) Water/Sewer (OWNER) To Pay Bill over the Phone: **Private**
- d) Trash (OWNER) **Private**

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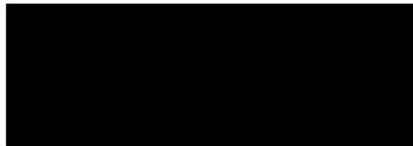
Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of bill, such failure constitutes a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which even, the amount thereof shall be added and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this lease.

33. MAINTENANCE AND REPAIRS (a) Landlord shall maintain, and/or repair/replace (if necessary, in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, exterior walls, and the roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repair, replacements, and related services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agent, servants, employee's, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace. If Tenant does not notify the Landlord, it is a direct violation of this Lease. (b) Except as provided in (a) above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, windows treatments, light fixtures, appliances, or other improvements to the Property, more than ordinary wear and tear, shall be promptly repaired or replaced by the Tenant, at Tenant's sole expense, so as to restore the Property to the same condition existing at the commencement of the Term. If the Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such cost as Landlord has for non-payment of rent under this Lease. Tenant shall furnish the HVAC filters, light bulbs, smoke detector and carbon monoxide detector batteries at Tenant's expense. Tenant will responsible for lawn care, mowing and maintenance.

34. PETS: No pets may be kept on the Property without the written permission of the Landlord.

35. DELIVERY OF NOTICES: All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Landlord of any portion of the security deposit shall be mailed by Landlord to Tenant at Tenant's last known address, within (45) days after the termination of this Lease.

ALL Notices required to be given by Tenant to the Landlord, shall be delivered to the following address: (Notices shall be given by certified mail.)



36. LEAD PAINT-APPLICABLE LAW: Title X Section 10108, The Residential Lead- Based Paint Hazard Reduction Act of 1992 (the Federal Program) requires the disclosure of certain information regarding lead-based paint and lead –based paint hazards in connection with the rental of residential real property. A Landlord of pre-1978 housing is required to disclose to the tenant, based upon the Landlord's actual knowledge, all known lead –based paint hazards in the Property and provide the tenant with any available reports in the Landlord's possession relating to lead –based paint or lead – based paint hazards applicable to the Property. If the Property was built prior to 1979, the property is subject to the Maryland Lead Paint Poisoning Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the Maryland Program). If the property was constructed prior to 1950, all provisions of the Maryland Program will apply to the Property. If the Property was constructed between 1950 and 1978, the provisions of the Maryland Program will also apply to the Property except that the Landlord will have the option to participate in the liability limitation portion of the Maryland Program.

AGE CLASSIFICATION OF THE PROPERTY: Landlord represents and warrants to Tenant(s), intending that they rely upon such warranty and representation, that.

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THE PROPERTY WAS BUILT BEFORE 1978; **The Federal Program applies**
THE PROPERTY WAS BUILT PRIOR TO 1950; **The Maryland Program applies fully. AGE CLASSIFICATION:**
The Landlord is uncertain of the age classification; therefore, Landlord acknowledges that, for the purpose of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1950 and agrees that the Property is fully subject to Federal and Maryland law as to the presence of lead – based paint and/or lead – based paint hazards.

NOTICE TO TENANT – LEAD PAINT AND LEAD-BASED PAINT HAZARDS: Tenant acknowledges that Property may be subject to Federal and Maryland law to the presence of lead –based paint and/or lead-based paint hazards. Tenant acknowledges the receipt of the following required brochures:
a. The EPA booklet “Protect Your Family from Lead in Your Home”.
b. The “Notice of Tenants’ Rights”, Lead Poisoning Prevention as published by MDE.
Tenant understands and acknowledges that compliance under the Federal and Maryland law is the sole responsibility of the Landlord and that the Tenant agrees to read and become familiar with the provisions of the Federal and Maryland law as contained in the above brochure and notice. **initial:** [redacted]

37. LEAD CERTIFICATION: Tenant understands that the Property has passed the lead test, is limited lead free or is lead free and was given a copy of the MDE Lead Certificate. **initial:** [redacted]

38. RENTERS INSURANCE: Tenant has been informed about renter’s insurance and is advised to obtain it. Landlord [redacted] for the loss of any of Tenant’s personal belongings from fire, water, theft, etc. **initial:** [redacted]

39. WATER BILLS & ENVIRONMENTAL FINES: Water bills and environmental fines become rent after 15 days past due. Nonpayment of water bills or environmental fines is a direct violation of the lease. After they become past due, they will be considered part of the tenant’s rent. **initial:** [redacted]

40. MOLD WAIVER: Mold contaminants may exist in the property of which the Landlord is unaware. Landlord is not an expert in the field of mold contaminants, and Tenant agrees to hold Landlord harmless if mold contaminants are discovered on the property. If mold contamination is suspected or discovered, the Tenant agrees to notify the landlord IMMEDIATELY in writing and call and the appropriate action will be taken by the landlord to remedy the situation. **initial:** [redacted]

41. PEST CONTROL: The Tenant understands that the unit is free from all mice, roaches, rats, and other pests and the tenant is responsible for all pest control for the entire tenancy. Landlord will not pay for any pest control. **BED BUGS ARE ALSO THE TENANTS RESPONSIBILITY.** **initial:** [redacted]

42. PLUMBING PROBLEMS: Tenant understands house is free from all leaks and plumbing backups. If there is a leak or plumbing backup that is Tenant’s fault, Tenant will be billed. Landlords will not pay for grease clogs, hair clogs, clogs from children’s toys, etc. The plumber who comes to the property will note on invoice what has caused the problem and note it on invoice. Tenant will pay for all invoices for plumbing work that Tenant has caused. Toilet paper is the only thing to be flushed down both toilets and sinks **initial:** [redacted]

43. APPLIANCES: All appliances: refrigerator, stove is supplied by the landlord and in good, working order. Appliances are not part of the lease; they are only supplied by the landlord as a convenience to the tenant. **initial:** [redacted]

44. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its Present condition, unless otherwise agreed in writing below. Tenant also accepts all provisions of the lease written, read, and explained above.

45. NOTICES: All notices from Tenant to Landlord shall be sent by certified mail, return receipt requested, and addressed to the Landlord at [redacted]. All notices from Landlord to Tenant shall be delivered personally or to the Premises, or sent by first class or certified mail, addressed to Tenant at the Premises. If more than one person shall be Tenant hereunder, notice given to or by any one of them shall bind all.

46 MISCELLANEOUS: Any portion of this Agreement found to be invalid shall be considered null and void, just as if it had never appeared in the Agreement and it shall NOT affect the validity of any other item in this

Tenant initials [redacted]

Agreement. Landlords and Tenants shall use good faith in performing their obligations under this Agreement. Plural references made to the parties in this Agreement may also be singular, and singular references may be plural. Any references to any gender shall apply to all genders. All terms of this Agreement also apply to Landlord's heirs, personal representatives, successors, or assigns. All riders and addenda shall be subject to the terms of this Agreement. Any references to this Agreement shall also include any Riders or addenda attached hereto. Riders, addenda, and/or handwritten terms will control if there is a conflict with the preprinted typewritten terms of this Agreement.

47. CHANGES IN TERMS OF TENANCY: As written, this Agreement constitutes the entire agreement between the tenants and Landlord. They have made no further promises of any kind to one another, nor have they reached any other understandings either verbal, written, express, or implied. Any modifications, amendments, or changes to this Agreement must be in writing and executed by all Landlords and all Tenants to be enforceable except as otherwise described in this Agreement.

48. WAIVER: The failure of the Landlord to insist upon a strict compliance with any of the covenants, rules, or regulations of this Lease, or exercise any option herein contained, shall not be construed as a waiver of such covenant rule, regulation, or option, but that all covenants, rules, regulations and options shall remain in full force and effect. Landlords shall not be liable or responsible to Tenant for the violation of any covenant, rule, or regulation in any other lease by any other tenant.

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE. BEFORE SIGNING, THIS IS A LEGALLY BINDING CONTRACT, IF NOT UNDERSTOOD, SEEK COMPETENT LEGAL ADVICE.



Tenant Signature


5/18/2025

Date



Tenant Name Printed





Landlord/Agent Name Printed

5/18/2025

Date

Tenant initial 

Carbon Monoxide Detector Lease Addendum Signed Affidavit

[Redacted] (tenants), acknowledge that the Landlord has installed a carbon monoxide detector(s), as required by law, at my residence. I understand it is my responsibility to replace the batteries in [Redacted] carbon monoxide detector fail for any other reason, I will contact the Landlord immediately [Redacted]

Signature Area
[Redacted]

Tenant Signature

5/18/2025

Date

Signed by
[Redacted]

Landlord/Agent Signature

5/18/2025

Date

Tenant initials

[Redacted]

Disclosure of Information on Lead-Based Paint or 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, by law, Landlord/Agents must disclose the presence of known lead-based paint and/or lead-based hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord'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) Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Tenant. Check (i) or (ii) below:

(i) Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

(ii) Landlord has no reports or records pertaining to lead-based paint or lead-based paint hazards in the housing.

Tenant Acknowledgment (initial)

() _____ has received copies of all information listed above.

(d) _____ has received the pamphlet *Protect Your Family from Lead in Your Home*.

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.

L _____ Date **Tenant** _____ Date

Tenant initial _____

Security Deposit Receipt

Tenant: [Redacted]

Address: 15474 Mount Calvert Road Upper Marlboro MD 20772

Tenant's security deposit amount paid at time of signing lease: \$1,900

Balance Due Amount: \$0 - Paid in full 05/18/2025 electronically.

Balance Due Date: PAID IN FULL

If the balance of security deposit is not paid by the due date, the remainder will be due as additional rent.

- A. The security deposit is intended to pay the cost of damages, cleaning, excessive wear and tear and unreturned keys once the Lease Agreement has ended and/or for any unpaid charges or attorney fees suffered by the Landlord by reason of Tenant's default of this Lease Agreement.
- B. Tenants 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 laws and regulations.
- C. Under no circumstances can the Security Deposit be used as payment and/or other charges due during the term of this Lease Agreement.
- D. 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.
- E. Landlord's recovery of damages will not be limited to the amount of the Security Deposit.

Tenant: [Redacted Signature] _____

Date: 5/18/2025 _____

Landlord: [Redacted Signature] _____

Date: 5/18/2025 _____

Tenant initials [Redacted]

Tenant: [Redacted]

Address:

Tenant Contact information:

Home Phone: _____

Cell Phone: [Redacted] _____

E-mail: [Redacted] _____

Other: _____

Emergency Contact:

Name: _____

Address: _____

Phone: _____

Tenant initi [Redacted]

TENANT DAMAGE/REPAIR AND SERVICE MINIMUM CHARGES

The following is a list of charges for items which the Landlord/Agent performs for the Tenant, which are the responsibility of the Tenant. The amounts shown cover materials and labor only and may change at any time without notice. The charges are collectible as additional rent and/or will be deducted from the Security Deposit. This list is meant to cover repairs that are described in the Lease Agreement as the responsibility of the Tenant and are not due to normal wear or tear. The costs below are minimum fees. A 20% administrative fee will be added to all charges. This form should not be taken as a comprehensive list of charges. Charges are subject to change without further notice should costs increase.

Kitchen Cleaning	
Stove (including drip pans and grates)	\$30.00
Oven	\$30.00
Refrigerator	\$40.00
Cabinets	\$25.00
Sinks	\$10.00
Walls	\$50.00
Floors	\$30.00
Misc. Cleaning	
Carpets (per room)	\$75.00
Windows (each)	\$15.00
Wood/Tile/Vinyl Floors	\$75.00
Re-Coating/Re-Plastering	\$75.00
Furniture Removal	
Chair	\$25.00
Sofa/Love seat	\$75.00
Box Spring/Mattress	\$75.00
Headboard/Frame	\$50.00
Table	\$25.00
Dresser	\$75.00
Other Charges	
Lock-out fee between 9am and 5pm weekdays	\$50.00
Between 5pm and 9am, weekends and holidays	\$75.00
Re-inspection due to Tenant violation	\$35.00 for 1 st re-inspection and \$50 thereafter
Replace missing smoke detector	\$35.00
Replace missing CO detector	\$40.00
Replace missing CO or smoke detector battery	\$25.00 each
Replace missing light fixtures/globes	\$50.00 each
Replace lost key (house/apt, mailbox, laundry room, etc)	\$25.00 each
Re-key apartment (keys not returned at move-out)	\$100.00 per door
Emergency Re-key apartment	\$150.00 per door
Plugged toilet	\$100.00 minimum
Replace or re-hang blinds/shades	\$35.00 each
Broken window pane	\$80.00
Missing or damaged screen(s)	\$55.00 each
Carpet replacement	Market price (Labor + materials)
Painting/Wall repair	\$55.00 minimum per room

Tenant initial 

Rent Redi

At BEHB Rentals we use RentRedi, a property management app, to help improve your renting experience.

With RentRedi, tenants are able to:

- Pay rent from your smartphone (you can even set up auto-pay!)
- Boost your credit by reporting rent payments!
- Submit maintenance requests
- Get push notifications about the property
- Set customized reminders for rent, utilities, etc
- Get affordable renter's insurance
- E-sign leases

Getting Started

Setting up your account:

We will send you an invite to connect via email. (Please check your spam folder if you do not see the email in your inbox.) Look for an email with the subject "Your Landlord Has Invited You To Join RentRedi" sent from team@rentredi.com.

Once you open that email:

- 1. Download the RentRedi tenant app from [Google Play](#) or the [App store](#).**
- 2. Create an account using the same email address that received the email invite and a password that contains 6 or more characters, includes at least 1 uppercase letter, 1, lowercase letter, 1 number, and 1 special character.**
- 3. Click "Accept" on the pop-up that asks you to confirm the connection to your unit.**
- 4. You are all Done! Your account is set up and you can now use Rent Redi!**

Paying Rent

Paying Rent Via Bank Account (ACH)

Making an ACH payment is only \$1 and easy to do!

1. On your RentRedi app, tap Rent.
2. Tap the charge you would like to pay.
3. Select the payment method by tapping **+** New Bank Account.
4. Tap Continue when the Plaid screen appears.
5. You will see a list of banks appear.
6. Search & select your bank.
7. Log in to your bank via Plaid.
8. Tap the Pay button at the bottom to submit payment!

Note: Not all savings accounts allow for ACH transactions! Please confirm with your bank that the account you wish to connect allows for ACH transactions or the payment will not process.

Paying Rent with a Credit Card or Debit Card

1. On your RentRedi app, tap "Rent".
2. Tap the charge you would like to pay.
3. Tap "Select Payment Method".
4. Tap "New Credit Card".
5. Enter in your Name, Card Number, Expiration Date, CVC.
6. Tap the "Continue" button at the bottom to submit payment!

Note: Paying with a credit card or a debit card will charge you a fee of 3.1% of the total. We recommend paying instead with your bank account (ACH) to minimize the fee to \$1.

Paying Rent with Cash via Chime

Making a cash payment is convenient and easy to do!

1. **Create a Chime Banking account at www.chime.com**
2. **Once your account has been created, you can deposit cash into your Chime account at retailers like Wal-Mart, 7-Eleven, Walgreens, CVS, Dollar General, etc.**

After you complete your Chime account set up and have deposited cash into your Chime account, you can pay rent via the RentRedi app by following the next steps:

1. **Open your RentRedi tenant app and tap "Rent".**
2. **Tap the payment you want to make.**
3. **Tap "Select a Payment Method".**
4. **Tap "New Bank Account".**
5. **Tap "Continue" to connect to your Chime account via Plaid.**
6. **Tap (or search) for "Chime".**
7. **Log in using your Chime credentials.**

Done! Your payment method will be added, and you can pay your rent!

Maintenance Requests

Submitting a Maintenance Request

Follow the steps below to submit a maintenance request using RentRedi!

1. **Click on the Repair button**
2. **Click the + icon in the top right corner**

- 3. Enter your details for the description of the issue**
- 4. Click Tap to Upload**
- 5. Select whether you'd like to take a photo or video**
- 6. Click the Blue Check button to accept the video.**
- 7. Review and send.**

Note: Submitting a maintenance request via Rent Redi is the most direct and recommended way to notify the maintenance team about your maintenance needs.