Reveal Real Estate Management

320 N Charles St • Baltimore, MD 21201
(443) 216-9868

1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

[redacted]

and us, the owner/agent:

Reveal Real Estate Management, LLC

You ve agreed to rent the property located at

1632 East Preston Street
Baltimore, MD 21213

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The property will be occupied exclusively by the resident(s) listed above. The Owner/Agent must approve unauthorized occupants living in the premises for longer than 7 consecutive days.

Tenant shall use the Premises only as a private residential dwelling and only those persons who have signed this Lease and those approved as occupants may occupy the Premises without Landlord/Agent's prior written consent. If there is to be any change in the named occupants for the Premises, this must also be approved in writing by Landlord/Agent. Any person or persons who remain in or around the Premises on a regular basis shall be considered as occupying the Premises and, if such person has not been approved by Landlord/Agent, his/her/their occupancy shall constitute a material default under the terms of this Lease. Tenant shall not permit the Premises to be used in any unlawful manner. Tenant's misuse of the Premises, pursuant to this paragraph and all other provisions of this Lease, shall be considered a material breach of this Lease and may be grounds for the Landlord/Agent to terminate the Lease.

1.2 OCCUPANCY

Tenant(s) agree that the premises are to be used and occupied only by tenant(s) and others only specified in the rental agreement, namely:

1.3 LEASE DURATION

The terms of this tenancy shall commence on 08/15/2020 and end on 08/31/2022 , and thereafter, shall be renewed automatically for one (1) year with a ten percent (10%) increase, all other terms and conditions shall stay the same as stated herein until terminated.

1.4 RENTS AND CHARGES

You shall pay $1,500.00 per month for rent. The first month's rent and/or prorated rent amount of $822.58 shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month with five days of grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: 5% of monthly rent

A charge of Thirsty Five ($35.00) will apply for every returned check or re ected electronic payment plus the amount of any fees charged to the Owner/Agent by any financial institution as a result of the check not being honored, plus any applicable late fee charges. If you don t pay rent on time, you ll be delinquent and all remedies under this Lease Contract will be authorized.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.5 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents in the Property is $1,500.00 , receipt of which is acknowledge. We will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your, performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees.

Tenant may not utilize the security deposit as rent and Tenant must not apply the same as the last month s rent. The security deposit will be deposited in an escrow account in a federally insured banking or savings institution devoted exclusively to security deposits, within thirty (30) days after it has been received. Landlord/Agent must provide Tenant, within forty-five (45) days after the end of the tenancy by first class mail directed to Tenant's last known address, a written list of any damages to the Premises together with a statement of costs actually incurred. Within forty-five (45) days after the end of the tenancy, the Landlord/Agent must return the deposit to Tenant together with simple interest, which will have accrued in the amount of one and a half (1.5%) per annum less any damages rightfully withheld. In the event that the Landlord/Agent does not return the security deposit funds to you or send you written notice of the deductions made to your security deposit within forty-five (45) days following the proper termination of your tenancy, the Landlord/Agent may be liable for up to three times the amount of the security deposit improperly withheld. Interest will accrue at one (1) month intervals from the day you deposit said collateral security with Landlord/Agent, provided the said security deposit is Fifty Dollars ($50.00) or more. If you are a tenant for six (6) months or less your security deposit will not collect interest. Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Premises. Repairs required may be so substantial or of such a nature that work will not be completed within the thirty (30) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred for damages. Tenant will be responsible for all charges incurred by abandoning the property mid-lease. Landlord will make a good faith effort to re-lease the property but Tenant shall be responsible for their rent until original terms of the contract expire.

In the event of a sale of the property upon which the premises are situated or the transfer or assignment by Landlord/Agent of this Lease, Landlord/Agent has the obligation to transfer the security deposit to the transferee. After the transfer is made and after written notice of sale is given to Tenant with the name and address of the transferee, Landlord/Agent is released from all liability for the return of the security deposit and Tenant must look solely to the new Landlord/Agent for the return of his security deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the security deposit to a new Landlord/Agent.

You have the right to be present when Landlord/Agent inspect the Premises after you vacate the Premises in order to determine if any damage has been done to the Premises by Tenant during Tenant's occupancy. Tenant is required to notify Landlord/Agent, by certified mail of Tenant's intention to move, the date of the move, and Tenant's new address. The notice that Tenant furnishes to Landlord/Agent containing the aforestated information shall be mailed at least fifteen (15) prior to the date of moving. This fifteen (15) day notice in no way releases Tenant's obligations under this Lease to provide Landlord/Agent with a thirty (30) day written notice to vacate as stated in paragraph 23. Upon receipt of Tenant's notice pursuant to this provision, Landlord/Agent shall notify Tenant by certified mail of the time and date when the Premises are to be inspected. Landlord/Agent shall make the inspection within five (5) days before of five (5) days after the date of moving as designated by Tenant's notice to Landlord/Agent, such date of inspection to be at Landlord/Agent's sole discretion.

Tenant does hereby acknowledge receipt of the information contained herein in accordance with the Annotated Code of Maryland, Real Property, §8-203.

1.6 UTILITIES

We ll pay for the following utilities:

You ll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

Any utility including the water bill that is owed to the landlord is considered additional rent and therefore collectible in rent court. Water Payments are due within 30 days of receipt of the bill by the tenant. Failure to pay water invoices will result in a onetime late fee of 5% of the bill amount.

Payments will always be applied to the oldest outstanding balance first.

In the event certain utilities such as electricity, gas, water and sewer services are not supplied by the Landlord/Agent, Tenant , upon execution of this Lease, shall contract with the appropriate public utility and pay all charges assessed or imposed during the term hereof for all utilities supplies to the Premises whether occupied or vacant. Tenant shall be charged for utility service usage on a separate metering and billing basis either directly from the utility provider or on a sub-metering, square footage, or other billing basis by the Landlord, including reimbursing the Landlord for utility service billings incurred by Tenant and received by Landlord after Tenant takes possession of the Premises and/or vacates the Premises. Tenant will be responsible for any liability due to disconnection or discontinuance of any such utility service. Landlord/Agent shall not be liable for any failure, interruption or stoppage of gas, electric and/or water at any time when beyond Landlord/Agent's reasonable control and Tenant expressly releases Landlord/Agent of all liability in connection therewith. It shall be a material breach of this Lease and the Tenant's tenancy if any utility service, contracted for by Tenant, such as water, sewer, gas and/or electric services, are discontinued due to some act or omission by the Tenant. Tenant further agrees that when the outside temperature falls below 40 degrees Fahrenheit, Tenant shall maintain a temperature within the Premises not below 55 degrees Fahrenheit in order to avoid

damage to the Premises. Tenant further agrees and acknowledges that the Premises came with light bulbs and fuses at the commencement of the Lease term and Landlord shall not be responsible to provide such items to Tenant at any time thereafter.

UTILITY CONVERSION. Tenant is hereby notified by Landlord/Agent that Landlord/Agent reserves the right to convert to Tenant, at any time, whether during the original term of the Lease or otherwise, the responsibility for payment of any utilities, the cost of which may be currently included in Tenant's base monthly rent upon the following conditions:

a) *Notice.* Tenant shall receive written notice at least two (2) months prior to the effective date of the conversion. The notice will be an offer to reduce Tenant's rent in an amount commensurate with an estimate percentage of the monthly average of actual utility consumption for the Premises.

b) *Date of Transfer of Payment.* Transfer of financial responsibility for payment of any utilities converted to direct payment by Tenant shall occur at the commencement of a rent payment cycle, namely on the first day of a month.

c) *Access.* Landlord/Agent shall have the right to enter the Premises to inspect or repair any utility related entity in the Premises

d) *Submetering.* Any utility submetering shall be accomplished in accordance with the laws and regulations promulgated by the Maryland Public Service Commission.

1.7 INSURANCE

We do not maintain insurance to cover your personal belongings or personal in ury. You assume all liability for personal in ury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or in uries due to theft, fire, water damage, pipe leaks and the like.

Additionally, you are required to purchase personal liability insurance. Failure to maintain personal liability insurance is an incurable breach of this Lease Contract and may result in the termination of tenancy and eviction and/or any other remedies as provided by this Lease Contract or state law.

1.8 KEYS AND LOCKS

You will be provided the following keys:

Front door

All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent. **Tenant will not alter or change any locks, doorknobs – changing any of the hardware without landlord knowledge and approval will incur a Seventy Five Dollar ($75.00) charge in addition to the cost of the doorknob or deadbolt.**

All keys must be returned to us when you vacate the unit. You will be charged for the cost of new locks and keys that are not returned.

By initialing below, you acknowledge and agree to the terms in Section 1.

X_[redacted]

2. Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

You and all guests and occupants must comply with any written community rules and policies, including instructions for care of our property. Any rules are considered part of this Lease Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

2.2 RULES AND REGULATIONS

Tenant agrees that the rules and regulations set forth in Exhibit A attached to this Lease and any reasonable modifications thereto or reasonable additional rules and regulations as may be made by Landlord/Agent from time to time and of which Tenant is given notice shall be considered a material part of this Lease and failure by Tenant, members of Tenant's family, or Tenant's guests to comply with same shall be a default under this Lease and grounds for termination of this Lease. In addition to the rules and regulations set forth in Exhibit A and any other rules and regulations published by Landlord/Agent, Tenant agree:

a) That Tenant shall keep the Premises in a clean, sanitary and safe condition.

b) That Tenant shall remove from the Premises all trash, rubbish, garbage, and any other organic or flammable waste in a clean and sanitary manner at all times.

c) That Tenant shall keep all plumbing fixtures clean and sanitary at all times.

d) That Tenant shall properly use and operate all electrical and plumbing fixtures at all times.

e) That Tenant shall not permit any person on the Premises with Tenant's permission to willfully and wantonly destroy, deface, damage, impair, or remove any part of the structure or Premises or the facilities, equipment or appurtenances thereto, nor himself do any such things.

f) That Tenant shall comply with all covenants, rules, and requirements and the like which are brought to Tenant's attention. Tenant hereby acknowledges that Tenant has received a copy of the rules and regulations applicable to Tenant's tenancy and the use and en oyment of the facilities provided therewith and Tenant hereby consents to said rules and regulations.

g) In the event that Landlord/Agent must take legal action against Tenant due to a violation of a covenant and/or rule or regulation of this Lease Agreement, Tenant agrees to pay for the administrative costs actually incurred by Landlord/Agent unless the legal action resolves with a udgment in Tenant's favor. In addition, Tenant agrees to pay any court costs and reasonable attorney's fees, which may be assessed by the Court.

h) That any abandoned property left in, on, or about the Premises shall, at Landlord/Agent's option, become Landlord/Agent's property, or Landlord/Agent may dispose of any such property without liability to Tenant or the owner of the property.

i) Tenant shall provide Landlord/Agent with access to the Premises for inspection and repairs.

In addition to the foregoing, the Tenant agrees that he shall comply with all applicable laws, rules, regulations, ordinances and orders of the Federal, State, and Local authorities in connection with tenant's occupancy of the Premises.

) No livestock or unregistered animals will be allowed in the premise.

m) Tenant is not permitted to smoke in the property. Any incident where evidence of smoking is found can result in a One Hundred Dollar ($100.00) fee plus all costs to remove smoke damage and/or smell from the property.

2.3 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contact.

Casualty Loss

We're not liable to any resident, guest, or occupant for personal in ury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

PROPERTY ON PREMISES AT TENANT'S OWN RISK. Tenant shall, at all times, exercise due care in the use of the Premises. Landlord/Agent hereby informs Tenant that Landlord/Agent does not carry any insurance on Tenant's personal property and if Tenant wishes to be insured, Tenant must contact an insurance carrier who may provide renter's insurance.

Smoke Detectors

The Unit is equipped with smoke and carbon monoxide detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

Safety and Crime Free

You or any guest or resident under your control, should not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for in ury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

FIRE HAZARD. The Tenant shall not permit any act or thing deemed extra hazardous by Landlord on account of fire, or that will increase the rate of insurance on the Premises. In case the Premises shall be damaged by fire, rain, wind, or other cause beyond the control of the Landlord, unless the same shall occur for any reason for which the Tenant is responsible, then the Premises shall be repaired within a reasonable time at the expense of the Landlord, and in case the damage shall be so extensive as to render the Premises uninhabitable, the rent shall cease until such time as the Premises shall be put in a habitable condition; in case of the total destruction of the Premises by fire or otherwise, the rent shall be paid up to the time of such destruction and from thenceforth this Lease shall cease and come to an end.

2.4 PARKING

You will park on the property at your own risk. We may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. We may have unauthorized or illegally parked vehicles towed under an appropriate statute. Vehicles are prohibited from parking on the premises if they are inoperable, have no current license, take up more than one parking space, are parked in a marked handicap space without proper handicap insignia, block other vehicles from existing, are parked in a space not dedicated to parking, including, but not limited to, grass, sidewalks, patio, and fire lanes.

2.5 CONSEQUENCES OF BREACH BY TENANT

If Tenant makes misleading or untrue statements in Tenant's Lease Application, or if Tenant, by any act or omission, or by the act or omission of any of Tenant's family or invitees, licensees, and/or guests, violates any of the terms or conditions of this Lease or any other documents made a part hereof by reference or attachment, Tenant shall be considered in breach of this Lease (breach by one tenant shall be considered breach by all tenants where Tenant is more than one person), and Landlord may terminate Tenant's possession of the Premises or take other action under this Lease or applicable law. If Tenants' possession of the Premises should be so terminated, or if the Premises should otherwise become vacant during the term of this Lease, or any renewal or extension thereof, Tenant will remain liable to Landlord for the rent through what would have been the expiration date of the Lease, or any renewal or extension thereof, had Tenant's possession not been so terminated; and shall further remain liable for such other damages sustained by Landlord due to Tenant's breach of Lease and/or Tenant's termination of possession of the Premises so long as such liability is not expressly prohibited by applicable law. Such other damages shall include, but are not limited to, costs incurred in recovering possession of the, costs incurred in re-letting the Premises (such as rental commission, administrative expenses and a proportionate share of advertising expenses) and utility costs for the Premises for which Tenant, pursuant to the Lease, is responsible while the Premises remains vacant.

You'll be in default if you or any guest or occupant violates any terms of this Lease Contract including but not limited to the following violations: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the apartment rules, or fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether or where arrest or conviction occurs; you abandon the apartment; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or any occupant is arrested, convicted, or given deferred ad udication for a felony offense; any illegal drugs or paraphernalia are found in your apartment; you or any guest or occupant engages in any prohibited conduct; or you or any occupant, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may file a suit for Lease Contract termination after giving you fourteen (14) days written notice of Lease Contract termination. Such notice will state that your Lease Contract will terminate fourteen (14) days of your receipt of the notice, unless the breach is remedied within the fourteen (14) day period.

Holdover

You or any occupant, invitee or guest must not hold over beyond the date contained in your move-out notice to vacate (or beyond a different move-out dated agreed to by the parties in writing). If a holdover occurs, then we shall be entitled for damages for the hold-over period (up to One point Five (1.5) times) plus any expenses incurred due to the breach of this condition of the Lease Contract.

Other Remedies

We may report unpaid amounts to credit agencies. Upon your default and early move-out, you will pay us any amounts stated to be rental discounts, in addition to other sums due. Upon your default, we have all other legal remedies, including suit for Lease Contract termination, possession, damages, rent, and all other monies due.

2.6 EARLY TERMINATION: LIQUIDATED DAMAGES.

If, for any reason other than those set forth above, Tenant desires to terminate the Lease at any time prior to the expiration of the Lease, then Landlord will grant Tenant s request sub ect to the conditions set forth thereafter: (a) Tenant shall not be in default of the Lease; (b) Tenant shall give Landlord/Agent 60 days written notice prior to the effective date of such early termination; (c) Tenant shall pay Landlord/Agent all rent and related charges due to Landlord/Agent through the date of termination; (d) in addition to the amount set forth in subparagraph (b) immediately preceding, Tenant shall pay to Landlord/Agent an amount equal to one month's rent in consideration of Landlord/Agent's agreement to permit early termination of the Lease term by Tenant; (e) Tenant shall leave the Premises in good clean condition with no damages, ordinary wear and tear alone excepted, and (f) Tenant will otherwise comply with all other applicable terms and conditions of this Lease. If Tenant performs as stated above, Landlord/Agent has the option of allowing Tenant to terminate this Lease prior to the end of

the term pursuant to Tenant's notice and if the Landlord allows for the early termination of the Lease, Tenant shall be relieved of all further obligations hereunder. If however, Tenant does not perform each and every one of the above conditions, Landlord/Agent shall be entitled to pursue all remedies provided for by this Lease or by law.

2.7 MATERIALITY OF APPLICATION TO RENT

All representations made by Tenant on the Application to Rent (or like-titled document) are material to the grant of this Lease, and the Lease is granted only on condition of the truthfulness and accuracy of said representations. If a failure to disclose or lack of truthfulness is discovered on said Application, Landlord may deem Tenant to be in breach of this Lease.

2.8 REMEDIES NOT EXCLUSIVE

The remedies and rights contained in and conveyed by this Lease are cumulative, and are not exclusive of other rights, remedies and benefits allowed by applicable Maryland law.

2.9 PREJUDGMENT INTEREST

If Tenant violates this Lease and said violation results in a monetary loss to Landlord, then Landlord shall be entitled to pre udgment interest at the highest rate allowed by law on the amount due Landlord, from the date Landlord mails a notice of damages.

2.10 QUIET ENJOYMENT

The only covenant of quiet en oyment applicable to this tenancy, express or implied, is that established by Section 8-204 of the Real Property Article of the Annotated Code of Maryland.

2.11 ATTORNEY FEES

In the event that Landlord retains an attorney to collect any rents or other charges due hereunder by Tenant or to enforce any of Tenant s covenants herein or to protect the interest of the Landlord hereunder, Tenant agrees to pay a reasonable attorney s fee and all expenses and costs incurred thereby.

2.12 LEASE BINDING ON HEIRS

This Lease and all covenants, condition, terms and provisions hereof are binding upon and shall inure to the benefit of the successor and assigns of the Landlord and upon the heirs, executors, administrators, and personal representatives and to the extent herein permitted on the assigns of the Tenant but nothing contained herein shall be deemed to require or permit passing of any leasehold interest to the Tenant's heirs, devisees or personal representatives.

2.13 MANAGEMENT

The Premises that you occupy are managed by Reveal Real Estate Management, LLC. The Owner of the Premises has provided Reveal Real Estate Management, LLC with the authority to act on behalf of the Owner in order to manage the daily operations of the Premises.

2.14 ADDITIONAL RENT

Additional rent shall include all fees, bills, and assessments, owed to the Landlord/Agent from the Tenant. Items constituting additional rent include, but are not limited to: late charges, returned check charges, parking fees, pet fees, reimbursements for repairs, storage fees, utility fees, vehicle towing and storage fees, and court costs and attorney's fees, where applicable.

Breakdown of court costs associated with Failure to Pay Rent to be filed if payment is not received by the 5th of the month. At any point in this process if the account is brought current the process will stop and further fees will be avoided.

1. **One Hundred Fifty Dollars ($150.00) for Failure to Pay Rent Filing and court appearance by Reveal Real Estate Management from Failure to Pay Rent Proceedings.**
2. **Seventy Five Dollars ($75.00) when Warrant of Restitution is filed.**
3. **In the event that a Failure to Pay Rent must be filed against a tenant(s) the One Hundred Fifty Dollar ($150.00) filing fee will be due in addition to any outstanding rent by the date of the court date. Any funds received will be applied first to the One Hundred Fifty Dollar ($150.00) filing fee before any outstanding balances.**

2.15 CERTIFIED FUNDS

If any check for payment of rent or additional rent is returned for Non-sufficient funds or any other reason than the Landlord shall have the right to require all current and future payments, including, the returned payment, to be made by certified check or money order.

By initialing below, you acknowledge and agree to the terms in Section 2.

X[redacted]

3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenantable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent. We acknowledge that all smoke detectors, carbon monoxide detectors, electrical cover plates, and all appliances provided by the landlord are present and in good working order.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of ALL maintenance requests. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

At Tenant's expense, Tenant shall keep and maintain the Premises in good, clean and safe condition and repair, including the replacement of any broken glass in the Premises and replacement of electric light bulbs from time to time. Landlord/Agent shall make all necessary ma or repairs to the Premises at Landlord/Agent's expense within a reasonable time after Tenant has given Landlord/Agent written notice of the need for such repairs, except any damage, caused by the acts or omissions of Tenant, Tenant's family or Tenant's guests, shall be repaired at Tenant's expense and be reimbursed to Landlord/Agent within fifteen (15) days of Tenant receiving an invoice from Landlord/Agent for any such repairs. If the bill for repairs caused by the Tenant or the Tenant's guests is not paid within the fifteen (15) day period then the bill shall be due as additional rent under this Lease for the period or periods for which the repair work was done. Tenant understands and agrees that he shall promptly inform the Landlord of any defects in or accidents to the plumbing, electrical wiring, heating, cooling apparatus or any other part of the Premises in order that same may be repaired with due diligence. In making any repairs to the Premises, Landlord/Agent shall have no responsibility for any inconvenience or annoyance to Tenant, and the monthly rentals payable to Landlord/Agent under this Lease shall not be reduced because of any alleged failure by Landlord/Agent to make any repairs or for any reason whatsoever. Without Landlord/Agent's prior written consent, Tenant shall not change any locks or paint, mark, drive nails or screws into, or otherwise deface or alter the walls, ceiling, floors, windows, cabinets, woodwork, stone, ironwork, or any other parts of the Premises, inside or outside. Any alterations or improvements, which are made by Tenant, including any fixtures, carpeting, shrubs, or any other plants, shall become a part of the Premises unless otherwise specified by Landlord/Agent in writing. Upon any termination of the tenancy created hereby, whether by Landlord/Agent or by Tenant and whether for breach or otherwise, Tenant shall (a) pay all utility bills due for services to the Premises for which Tenant is responsible and have all such utility services discontinued; (b) vacate the Premises removing from there all of Tenant's personal property of whatever nature; (c) properly sweep and clean the Premises, including plumbing fixtures, refrigerators, stove and sinks, removing from there all rubbish, trash and refuse; (d) make such repairs and perform such other acts as are necessary to return the Premises, and any appliances or fixtures furnished in connection therewith, in the same condition as when this lease was executed, ordinary wear and tear alone excepted; (e) fasten and lock all doors and windows; (f) return to Landlord/Agent the keys to the Premises; and (g) notify Landlord/Agent of the address to which the balance of the Security Deposit may be returned in the event Tenant is entitled to a return of all or a portion of the Security Deposit. If Tenant fails to sweep and clean the Premises, appliances and fixtures as herein provided, Tenant shall become liable, without notice or demand, to Landlord/Agent for a cleaning fee, in addition to any and all other damages incurred by Landlord/Agent.

3.3 RIGHT OF ENTRY AND INSPECTIONS

We have the right to enter the premises at all reasonable hours, with proper notice, for the purpose of inspection, responding to your request, making repairs and/or preventative maintenance, pest control, showing to prospective residents, buyers, loan officers or insurance agents, and for any emergency situations that may arise.

Landlord/Agent reserves the right to enter the Premises at reasonable times for the purpose of (a) inspecting its condition and making such repairs, alternations, or improvements to the Premises, as Landlord/Agent consider necessary or desirable, but Landlord/Agent shall have no duty to make any such repairs, alterations, or improvements, and (b) exhibiting, during the last 30 days of the rental terms, the Premises

to persons who may wish to rent it. Furthermore, Landlord/Agent shall have the right to enter the Premises AT ANY TIME, to correct a problem or defect that is considered, in the Landlord/Agent's sole udgment, to be an emergency.

If notice is given in writing and/or email if applicable, to the tenant for entry 24hrs in advanced and the tenant refuses entry there will be an administration fee of Seventy Five Dollars ($75.00) charged to the tenant. This cost is for sending an employee to the property with the intended purpose without gaining entry.

3.4 MOVE-OUT

You will give us a written notice with your intent to vacate 30 (thirty) days prior to the date of expiration of the Lease Contract. In such notice, you will include your forwarding address.

Surrender, abandonment, and eviction ends your right of possession for all purposes and gives us the immediate right to: clean up, make repairs in, and relet the apartment; determine any security deposit deductions; and remove property left in the apartment. Surrender, abandonment, and eviction affect your rights to property left in the apartment. Surrender, abandonment, and eviction do not affect our mitigation obligations.

Cleaning

You must thoroughly clean the unit, including doors, windows, furniture, bathrooms, kitchen appliances, patios, balconies, garages, carports, and storage rooms. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unreimbursed service charges; repairs or other damages, excluding ordinary wear and tear; replacement cost of our property that was in or attached to the apartment and is missing; unreturned keys; missing or burned-out light bulbs; removing or rekeying unauthorized security devices or alarm systems; agreed reletting charges; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you, your occupant, or guest) of local ordinances relating to smoke detectors, false alarms, recycling, or other matters; late-payment and returned-check charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Lease Contract.

Trash left at the property after move out will be removed by the landlord and will incur a Thirty Five ($35.00) Dollars per 45 gallon contractor bag charge tenant, with a minimum of one bag.

Bulk Items which do not fit in 45 gallon contractor and are smaller than 2'x2'x2' Incur a Forty Five ($45.00) Dollar charge per item

Bulk furniture which is left on the property after move out will be removed and disposed of by the landlord items such as couches, chairs, dressers, mattresses, desks, TVs, etc will incur a One Hundred ($100.00) charge per item

Deposit Refund

We'll mail to you at your last known address your security-deposit refund (less lawful deductions) and an itemized accounting of any deductions no later than 45 (Forty Five) days after the Lease Contract termination and delivery of possession to us.

By initialing below, you acknowledge and agree to the terms in Section 3.

X_____

[redacted] General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Lease Contract, you won't be released from this Lease Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary ob transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment, bad health, or death.

Military Personnel Clause

You may terminate the Lease Contract if you enlist or are drafted or commissioned and on active duty in the Armed Forces of the United States. You must give us written notice of termination, 30 (thirty) days prior to the termination date. You must provide us proof that you qualify for this limited exception.

Replacements and Subletting

Replacing a resident, subletting, or assignment is allowed exclusively with our written consent.

If we approve a replacement resident, at our option, the replacement resident must sign this Lease Contract with or without an increase in the total security deposit; or the remaining and replacement residents must sign an entirely new Lease Contract.

4.2 CONTRACT TERMINATION AND DISPUTE

This Lease Contract may only be amended, waived, or terminated by our representatives in writing. Any oral promises, representations or agreements by our representatives shall not be considered legally binding. No action or omission of our representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights isn't a waiver under any circumstances.

Force Majeure

We shall be excused from performance of obligations if we are prevented from fulfilling such obligations by an act of God, strikes, epidemics, war, acts of terrorism, riots, or other occurrence, which is beyond our control.

EARLY TERMINATION BY LANDLORD. If the Landlord/Agent shall at any time deem the tenancy of the Tenant undesirable by reason of ob ectionable or improper conduct, breach of any covenant in this Lease on the part of the Tenant, his/her/their family, servants, guests, invitees, or should the Tenant occupy the Premises in violation of any rule, regulation or ordinance issued or promulgated by the Landlord or the rental authority then in any of said events the Landlord/Agent shall have the right to terminate this Lease by giving the Tenant personally or by leaving at the Premises, a thirty (30) day written notice to quit and vacate the Premises. Landlord/Agent shall thereupon be entitled to possession of the Premises and may avail itself of any remedy provided by law for the restitution of possession and the recovery of delinquent rent, Landlord/Agent's re-entry and re-renting shall not discharge the tenant from liability from rent nor from any other obligation of the Tenant under the terms of this Lease.

4.3 SUBORDINATION

Tenant agrees that Tenant's interest under this Lease in the Premises is and shall remain sub ect and subordinate to the lien of each and every present and future mortgage, deed of trust or other security instrument or underlying senior lease applicable to the Premises and any extensions or renewals thereof and to all advances made or to be made thereunder. This subordination provision shall be self-operative and no further instrument shall be required by any third party, but if Landlord/Agent so request, Tenant agrees to execute and deliver such further instrument as may evidence this subordination to any third party. Tenant's failure to execute such an instrument of subordination will be deemed a default under this Lease. In the event this Lease were to be voided as a result of a foreclosure of any mortgage, deed of trust or other security instrument or as a result of the termination of any underlying senior lease, Landlord/Agent shall not be liable for an damages or loss caused to Tenant. If by reason of a foreclosure of such mortgage, deed of trust or other security instrument or as a result of the termination of any underlying senior lease, there is a new owner of the Premises during the term of this Lease, then Tenant agrees to attorn to such new owner as Tenant's Landlord and continue to perform Tenant's obligations under this Lease for such new owners as if he had been named the original Lessor hereunder.

4.4 EMINENT DOMAIN

If the Premises or any part of the land, buildings, or other improvements appurtenant to the Premises shall be taken by eminent domain or sold to condemning authorities under threat of eminent domain or pursuant to other governmental authority, this Lease shall, at Landlord/Agent's option, terminate. If Landlord/Agent elect to terminate due to such taking, Tenant shall pay the rent pro-rata up through the time of such termination and thereafter, Tenant shall have no claim against any award for the taking or for any claim for compensation for the balance of the term of this Lease or any extension thereof.

4.5 BANKRUPTCY OR DEATH

In the event the Tenant is ad udicated a bankrupt or files for bankruptcy protection or makes an assignment for the benefit of creditors or if the Tenant shall die, this Lease, at the sole option of the Landlord/Agent, shall terminate and the Premises shall be surrendered to the Landlord/Agent who hereby reserves the right in any of said events to forthwith re-enter and repossess the Premises, provided that same shall be done under authority of law. The parties hereto agree that the term of this Lease and extension thereof shall cease and terminate upon Tenant's death at the option of the Landlord/Agent and no interest whatsoever shall pass to Tenant's heirs, executors, administrators or assigns by Will or intestacy.

4.6 WAIVER

No waiver of any breach of any term of this Lease shall be construed as a waiver of that term or condition of any subsequent breach thereof, and Landlord/Agent's acceptance of any monthly rental after the due date shall not constitute a waiver of Landlord/Agent's right to receive any future monthly rental on the due date. This Lease shall, if possible, be construed consistently with all laws and public policies, and if any court of competent urisdiction determines that it is impossible to so construe any provision of this Lease and consequently holds that provision to be invalid, then such holding shall in no way whatsoever affect the validity of any other provisions of this Lease. The remedies

provided in this Lease shall be cumulative and shall not in any way abridge, modify or preclude any other rights or remedies to which Landlord/Agent is entitled at law or in equity.

4.7 ENTIRE AGREEMENT

This document contains the entire agreement between the parties and all prior and contemporaneous discussion and negotiations or understanding are merged herein and no statement, representation, inducement, promise or conduct whatsoever, oral or written, expressed or implied, not contained herein shall be binding on either party. No subsequent amendment to this Lease shall be binding unless in writing and signed by the parties hereto.

4.8 JOINT AND SEVERAL LIABILITY

If this Lease is executed by more than one party, all such persons shall be ointly and severally liable for the full and faithful performance of all obligations of this Lease including the payment of the agreed rent and additional rent.

4.9 USE OF PRONOUNS

When the context permits or requires a pronoun in any gender (masculine, feminine or neuter) shall include the remaining genders, and the singular the plural and the plural the singular.

4.10 LEASE EXECUTION

Each party acknowledges that he has read this Lease prior to signing and agrees to all terms contained here. The Tenant(s) acknowledges that he has executed this lease of his own free will without duress or undue influence or mistake of any kind. Tenant further acknowledges that no oral promises or representations or inducements of any kind were made by the Landlord or its employees in connection with the execution of this Lease. Tenant warrants that he is of legal age and under no incapacity that would interfere with his ability to enter into this Lease.

By initialing below, you acknowledge and agree to the terms in Section 4.

X_____

5. BEDBUG ADDENDUM

5.1 INTRO

This Addendum is added to and made a part of the Lease Agreement between Reveal Real Estate Management and David Loft Clinical Programs "Resident" for the premises located at
1632 East Preston Street
Baltimore, MD 21213

It is our goal to maintain the highest quality living environment for our Residents. Owner/Agent has inspected the Property prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing infestation, and limiting its spread.

5.2 RESIDENT REPRESENTATION.

RESIDENT REPRESENTS AND WARRANTS THAT ALL FURNISHINGS AND OTHER PERSONAL PROPERTY THAT WILL BE MOVED INTO THE PROPERTY AT ANY TIME HAVE BEEN INSPECTED BY RESIDENT AND ARE FREE OF BEDBUGS.

5.3 RESIDENT RESPONSIBILITIES.

RESIDENT REPRESENTS AND WARRANTS THAT ALL FURNISHINGS AND OTHER PERSONAL PROPERTY THAT WILL BE MOVED INTO THE PROPERTY AT ANY TIME HAVE BEEN INSPECTED BY RESIDENT AND ARE FREE OF BEDBUGS.

Resident agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation, and to respond appropriately to any infestation. Resident agrees to comply with the following responsibilities:

A. RESIDENT MUST REPORT ANY SIGNS OF BEDBUGS IMMEDIATELY. Do not wait. Even a few bugs can rapidly multiply to create a ma or infestation. When an infestation is caught early, treatment is often much quicker and less disruptive to the occupants than when the infestation is more advanced.

B. RESIDENT SHALL PRACTICE GOOD HOUSEKEEPING TO PREVENT INFESTATION:

● Remove clutter. Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, and laundry, especially under the beds and in closets. Reducing clutter also makes it easier to carry out housekeeping. If the apartment is excessively cluttered, Owner/Agent has a right in its sole discretion, to demand that the clutter be reduced to a reasonable amount.
● Keep the property clean. Vacuum and dust regularly, particularly in the bedroom, being especially through around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs and report any immediately.
● Avoid using secondhand or rental furnishings, especially beds and mattresses. Used items may be infested with bedbugs. If you must use rented or secondhand items inspect them carefully and never accept any item that shows signs of bedbugs. Do not bring discarded items from the curbside into the apartment.
● Cover mattresses and box springs with zippered, vinyl coverings. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker covers will last longer. Though using these coverings is only a suggestion at this time, if a bedbug infestation occurs in your apartment, you will then be required to encase any salvageable mattress and box springs at your expense, and failure to do so will be a violation of the Lease Agreement.
● Arrange furniture to minimize bedbug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bedbugs can ump as far as three inches.
● Check for hitch-hiking bedbugs. If you stay in or ust visit a hotel room or another home, inspect your clothing, luggage, shoes, and belongings for signs of bedbugs before you enter your apartment. After guests visit you, inspect beds, bedding, and upholstered furniture.

5.4 RESIDENT SHALL COOPERATE WITH PEST CONTROL EFFORTS TO TREAT INFESTATION.

If infestation of Resident's property is reported, a pest management professional will be called in for an evaluation and treatment if necessary. Treatment is much more likely to be effective if the leased property is properly prepared. If the treatment is ineffective because Resident did not properly prepare the property, the treatment will be rescheduled. Resident will be responsible for the cost of treatment, regardless of the origin of the infestation. These charges will be considered additional rent, and will continue to be assessed until the Resident has properly prepared the property. If treatment is required, Resident must comply with the recommendations from the pest management professional, in addition to the following:

●Remove all bedding, drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.

●Check mattresses and box springs carefully; those with minimal infestation must be cleaned, then encased in vinyl covers, before being returned to service after treatment. Heavily infested mattresses are not salvageable; they must be sealed in plastic and disposed of properly. It is within the sole discretion of the pest management professional whether a mattress and/or box spring is salvageable.

●Empty dressers, nightstands, and closets. Remove all items from floors and surfaces, and inspect every item for signs of bedbugs. Use sturdy plastic bags to bag all clothing, shoes, boxes, toys, stored goods, etc., separating washable and non- washable items. Seal the bags well.
●Vacuum floors, including insides of closets. Pay special attention to corners, cracks and dark places.

●Vacuum all furniture, including inside drawers, vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.
●Carefully remove vacuum bags, seal them in plastic, and discard.
●Clean all machine-washable bedding, drapes, clothing, etc., in the hottest water possible, and dry at the highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.

●Move furniture toward the center of the room so that technicians can easily treat the carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
●Comply with any other instructions provided to you by the Agent/Owner or the pest professional.

5.5 INDEMNIFICATION

Resident agrees to indemnify and hold harmless the Owner/Agent, it's managing agents and employees, from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Owner /Agent may incur as a result of a bedbug infestation or treatment in Resident's property or resulting from a violation of this Addendum by the Resident or any guest or person occupying or using the premises. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Owner/Agent.

5.6 DEFAULT

Failure to promptly report bedbugs, failure to comply with treatment instructions, or any other violation of any other provision of this Addendum is a violation and breach of the Lease Agreement. Said violation and breach constitutes grounds for eviction, and/or termination

of occupancy, and/or sub ecting the Resident to other penalties as stated in the Lease Agreement and/or this Addendum. In addition, Resident may be held liable for all costs, damages, and expenses, as additional rent, including the costs of treatment, resulting from any bedbug infestation during, or as a result of, Resident's occupancy if any of the following apply: The Resident failed to promptly report the infestation, and/or failed to properly prepare the apartment for treatment, and/or failed to comply with any other term of this Addendum.

5.7 SEVERABILITY, WAIVER AND SURVIVAL

The provisions of this Addendum shall apply to the fullest extent permitted by law. The partial or complete invalidity or unenforceability of any one or more of the provisions shall not affect the validity or continuing force and effect of any other provision. The failure of either party to insist, at any time, upon the performance of any of the terms, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term or right. The terms of this Addendum shall survive the termination of the Lease Agreement.

5.8 RENEWAL

If the Lease Agreement is renewed, this Bedbug Addendum is automatically renewed along with the Lease Agreement without the need to sign a new Bedbug Addendum at each lease renewal.

By signing below, you acknowledge and agree to the terms in Section 5.

X [redacted]
Lessee
08/11/2020 10:48am EDT

6. Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

6.1 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.

6.2 LESSOR'S DISCLOSURE

(a) Presence of Lead- Based paint and/or lead-based paint hazards (check (i) ir (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) x 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 hazards in the housing.

6.3 LESSEE'S ACKNOWLEDGEMENT (CHECK AND INITIAL)

(C) ☐ Lessee has received copies of all information listed above.

(D) ☐ Lessee has received the pamphlet *Protect your family from Lead in your Home.*

X [redacted]

6.4 AGENTS ACKNOWLEDGEMENT (CHECK AND INITIAL)

(E) ☐ Agent has informed the lessor of the lessor's obligations under 42 U.S.C 4852d and is aware of his/her responsibility to ensure compliance.

X [redacted]

6.5 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.

X [redacted]

By signing below, you acknowledge and agree to the terms in Section 6.

X [redacted]
Lessee
[redacted]
08/11/2020 10:48am EDT

7. Legal Assistance Resources and Tenant's Rights

7.1 INTRO

TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF

When you sign your Lease you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary E ectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland's lead paint laws if the rental property is older than 1978.

7.2 LEGAL SERVICES –ADVICE ONLY

District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 http://mdcourts.gov/legalhelp/districtctselfhelpctr.html Free-walk-ins welcome.

7.3 LEGAL REPRESENTATION AND ADVICE

- In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free 443-273-5200, www.probonomd.org (same day representation at 8:30 AM Docket Tuesday- Friday)
- Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203, Baltimore, MD 21202 www.public ustice.org (Legal Representation and Advice) Free

- Maryland Legal Aid- 410 951 7777, www.mdlab.org ,500 E. Lexington St. Baltimore, MD 21202 (Legal Representation and Advice focused on subsidized housing) Free
- Homeless persons Representation Pro ect- 410 685 6589, www.hprplaw.org , 201 N. Charles St., Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing) Free
- Green and Healthy Homes Initiative 410 534 6447, www.greenandhealthyhomes.org (Advice and Representation regarding lead and other health hazards)
- Peoples Law Library-(Legal Information ONLY) www.peoples-law.org

7.4 MEDIATION (A FREE MEDIATOR HELPS PEOPLE TALK ABOUT ISSUES AND CREATE SOLUTIONS TO MEET THEIR NEEDS)

In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at https://mdcourts.gov/distict/adr/home/rentcourt

Baltimore Community Mediation Center 410 467-9165, www.communitymediation.org

(services available to resolve a variety of disputes not ust court cases)

7.5 FINANCIAL ASSISTANCE – GENERAL AND TO AVOID EVICTION

211-General Financial assistance

Eviction Prevention- 410 878 8650, Dist. Court, 501 E. Fayette Street, RM 207 Balt., MD 21201

By signing below, you acknowledge and agree to the terms in Section 7.

X [redacted]

08/11/2020 10:48am EDT

8. Maintenance Request /Emergency Procedure

8.1 MAINTENANCE REQUEST & EMERGENCEY PROCEDURE

In an effort to correct and prevent maintenance issues in your apartment, please be sure to let us know if you are experiencing any problems immediately. Maintenance and service requested can be reported in the following way:

Via email to maintenance.reveal@gmail.com or the appfolio app!

- All requests can be placed at the same time; you do not need to submit a separate request for each issue.
- Non emergencies will be addressed within 1-3 business days (Monday Friday pending any holidays), during regular business hours of 9 am 5 pm, following the receipt of your request.
- You do not need to be home for the work to be done however, we do ask that you move any personal belongings out of the area of said repair.
- After a work order is submitted, maintenance will enter during business hours, with notification. If you wish to be home, please know we can not accommodate specific times for appointments however, we can accommodate a specific day.
- Maintenance cannot call ahead before entering the apartment however they will knock loudly multiple times, announce themselves prior to entrance, and will leave a hang tag if no one is home to let you know they were there.
- If the repair is beyond the scope of our maintenance staff's knowledge, we will then contact a company that specializes in the needed repair; i.e., plumber, electrician, appliance company, etc. Scheduling and ordering parts for repairs may add days onto the overall repair time.
- If an appointment is made with an outside company, then you will be notified of what day is it for, and they must have access to the apartment on the scheduled day.

Reveal Real Estate Management offers an after-hour emergency maintenance service for the following classified **emergencies only: Fire, Flood, No Heat (below 55 degrees), and Plumbing issues (for 1 bath units only).**

Requests such as lock outs, exterminations, air conditioning, non-working appliances, spoke detector battery change, etc.… will be addressed the next available business day. Please do not contact emergency maintenance unless your request is a classified emergency. If maintenance is able to accommodate a lock out issue after normal work hours (Monday - Friday 9 am -5 pm) there is an increased flat rate of $75.00 (Seventy-Five) Dollars.

By signing below, you acknowledge and agree to the terms in Section 8.

X [redacted]
Lessee
08/11/2020 10:48am EDT

9. Military Addendum

9.1 MILITARY

Tenant(s) is NOT currently enlisted in the United States Armed Forces as of this date 08/15/2020

By signing below, you acknowledge and agree to the terms in Section 9.

X [redacted]
08/11/2020 10:48am EDT

10. Payment Instructions Rent

10.1 PAYMENT INSTRUCTION: RENT

Monthly Rental (not including additional rental charges/utilities) $1,500.00 payable in advance on the first day of each calendar month.

Rent checks or money orders are to be made payable to **Reveal Real Estate Management, LLC.**

The rent shall be mailed to:

Reveal Real Estate Management LLC
[redacted]

Electronic payments will be accepted through Zelle to [redacted]

TENANT(S) HEREBY ACKNOWLEDGES RECEIPT OF THE RENT PAYMENT INSTRUCTIONS FOR THE LEASED PREMISES AND ACKNOWLEDGES THESE INSTRUCTIONS AS PART OF THE LEASE AGREEMENT.

By signing below, you acknowledge and agree to the terms in Section 10.

X [redacted]

08/11/2020 10:48am EDT

11. REQUIRED INSURANCE ADDENDUM TO LEASE AGREEMENT

11.1 REQUIRED INSURANCE ADDENDUM

This Addendum is attached to and becomes a part of the Residential Lease Agreement. For the duration of the Lease, Lessee is required to maintain and provide the following minimum required insurance coverage:

- $100,000 Limit of Liability for Lessee's legal liability for damage to Lessor's property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage ("Required Insurance").

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have Required Insurance, Lessee is in breach of the Lease and Lessor shall have, in addition to any other rights under the Lease, the right but not the obligation to purchase Required Insurance coverage protecting the sole interest of the Lessor and seek contractual reimbursement from the Lessee for all costs and expenses associated with such purchase. This may be referred to as "force placed insurance".

Lessee may obtain Required Insurance or broader coverage from an insurance agent or insurance company of Lessee's choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease, then nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease may be satisfied by Lessor, who may purchase such coverage through the Lessor's Legal Liability Insurance Policy ("LLIP"). The coverage provided under the LLIP will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Lessor for the LLIP coverage shall be charged to Lessee by the Lessor as a recoverable expense under the Lease. Some important points of this coverage, which Lessee should understand are:

1. LLIP is designed to fulfill the insurance requirement of the Lease. Lessor is the Insured under the LLIP. This is single interest forced placed insurance. Lessee is not an Insured, Additional Insured or beneficiary under the LLIP. All loss payments are made to the Lessor.
2. LLIP coverage is NOT personal liability insurance or renters insurance. LLIP does not cover the Lessee's personal property (contents), additional living expenses or liability arising out of bodily in ury or property damage to any third party. If Lessee requires any of these coverages, then Lessee should contact an insurance agent or insurance company of Lessee's choice to obtain personal liability insurance or renters insurance to protect Lessee's interests.
3. Coverage under the LLIP may be more expensive than the cost of Required Insurance obtainable by Lessee elsewhere. At any time, Lessee may contact an insurance agent or insurance company of their choice for insurance options to satisfy the Required Insurance under this Lease.
4. If Lessee has purchased Renters Insurance and at any time allows such Renters Insurance to lapse in breach of the Lease Agreement, Lessor may purchase Lessor Insurance without notice and add the total cost associated therewith to Lessee's monthly rent payment.
5. Licensed insurance agents may receive a commission on the LLIP.
6. The total cost to the Lessee for the Lessor obtaining LLIP shall be ($9.50) per month, sub ect to no proration. This is an amount equal to the actual premium charge to the Lessor including any premium taxes and fees due to state governing bodies. Additionally, an Administration Fee in the amount of Three Dollars ($3) to be retained by the Lessor for processing and handling will be charged.
7. In the event that loss or damage to Lessor's property exceeds the amount of Required Insurance, Lessee shall remain contractually liable to Lessor for such amount. In the event of liability to any other party for bodily in ury or property damage, Lessee shall remain liable to such other party.
8. It shall be the Lessee's duty to notify Lessor of any subsequent purchase of Renters Insurance.

As used in this Addendum: “Lease” may be interchangeable with “Lease Agreement”; “Lessee” may be interchangeable with “Resident” or “Tenant”, and “Lessor” may be interchangeable with “Landlord” or “Owner”.

Scheduling of the premises under the LLIP is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee’s choice at any time and coverage under the LLIP will be terminated by the Lessor.

By signing below, you acknowledge and agree to the terms in Section 11.

X [redacted]

08/11/2020 10:50am EDT

12. Water for SFD

12.1 WATER UTILITY

You will be responsible for the entirety of the water bill for your property. This is considered additional rent and can be collected on in rent court.

By signing below, you acknowledge and agree to the terms in Section 12.

[redacted]

Protect Your Family From Lead in Your Home

United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

June 2017

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint and lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.

Women of childbearing age should know that lead is dangerous to a developing fetus.

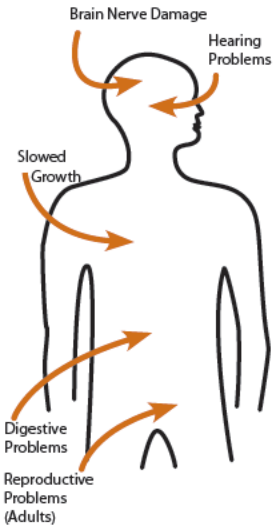
- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage



While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorating lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 40 micrograms per square foot ($\mu g/ft^2$) and higher for floors, including carpeted floors
- 250 $\mu g/ft^2$ and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples

- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement professional. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 250 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*

RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 321-6671

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (DT-8J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 886-7836

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
WWPD/TOPE
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10
Solid Waste & Toxics Unit (WCM-128)
1200 Sixth Avenue, Suite 900
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact HUD's Office of Healthy Homes and Lead Hazard Control for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/offices/lead/

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
June 2017

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).

Reveal Real Estate Management

320 N Charles St • Baltimore, MD 21201
(443) 216-9868

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08/11/2020 10:50am EDT

MARYLAND
Department of the Environment

Lead Poisoning Prevention Program

Notice of Tenants' Rights

INTRODUCTION

This Notice of Tenants' Rights explains your legal rights pursuant to the Maryland Reduction of Lead Risk in Housing Law, which went into effect on February 24, 1996. Under this law, property owners are required to address all potential lead-based paint hazards in rental properties constructed prior to 1978, register and annually renew registration of their properties with Maryland Department of the Environment's (MDE) Lead Poisoning Prevention Program, and provide tenants with lead educational materials. This Notice of Tenant's Rights also provides a detailed explanation of what property owners are required to do to comply with the law, how to inform your landlord that repairs need to be performed in your home, and steps you can take to enforce your legal rights if your landlord refuses to respond to your request.

Please read this material carefully and call the Lead Hotline at 410-537-4199 or 800-776-2706 if you have any questions. (TTY Users 800-735-2258)

I HAVE JUST MOVED INTO A RENTAL DWELLING THAT WAS BUILT BEFORE 1978, WHAT DO I NEED TO KNOW?

In order to be fully compliant with the law, your landlord is required to:

1) Give you the Notice of Tenant Rights, the EPA brochure, "Protect Your Family from Lead in Your Home,", and a copy of the lead inspection certificate for the unit on or before the day you move in. The property owner may ask you to sign a statement acknowledging that you received these items.
2) Ensure that the property is currently registered with the Maryland Department of the Environment (MDE) and is required to pay a $30.00 per property/unit registration fee.
3) Obtain a passing Full Risk Reduction certificate prior to you moving into the property.

DOES MY RENTAL DWELLING UNIT HAVE TO BE INSPECTED BEFORE I MOVE IN?

Yes. The property owner must have the unit inspected at the owner's expense. All inspections are required to be performed by an inspector accredited by MDE. If the house passes the inspection, the property owner will be given a Lead Paint Risk Reduction Inspection Certificate. This certificate will be on file at MDE. The owner is required to give you a copy of the inspection certificate when you

move in. If you wish to know the results of the inspection, ask your landlord or call the Lead Hotline at 410-537-4199, 1-800-776-2706, or TTY 800-735-2258.

ARE THERE OTHER TIMES THAT THE PROPERTY OWNER MUST COMPLY WITH SPECIAL STANDARDS WHILE I LIVE HERE?

Yes. When a child under six or a pregnant woman has an elevated blood lead level (EBL) 10 µg/dl or more, the local health department will inform the property owner of the obligation to meet the **Modified Risk Reduction Standard**.

The Modified Risk Reduction Standard must also be met when the property owner receives a written Notice of Defect that there are structural defects and/or chipping, peeling, and flaking paint in your home. Chipping, peeling and flaking paint in pre-1978 constructed rental properties is presumed to contain lead, which can be dangerous to you and your children.

The property owner will have 30 days to satisfy the Modified Reduction Standard after receipt of a written Notice of Elevated Blood Lead Level or Notice of Defect.

HOW DO I TELL THE PROPERTY OWNER ABOUT STRUCTURAL DEFECTS and/or THAT THERE IS CHIPPING, PEELING, AND FLAKING PAINT IN MY HOME?

You must send a notice to the property owner in writing. You may either write a letter or use a "Notice of Defect Form." A sample copy of the form is attached on page 5. When sending a notice, it is suggested to send it **Certified Mail, Return Receipt Requested** or **Hand Deliver** it to the property owner and obtain a signature evidencing receipt. This documentation is also useful when making a referral to MDE or your local housing department.

Once the property owner receives the notice, your property must satisfy the Modified Risk Reduction Standard within 30 days.

HOW DOES AN OWNER MEET THE MODIFIED RISK REDUCTION STANDARD?

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner provides for the temporary relocation of tenants to a lead free dwelling unit or another dwelling unit that has meet the full risk reduction standard;

OR

Within 30 days after the receipt or a Notice of Elevated Blood Lead Level or Notice of Defect, the property owner ensures that the property passes a test for lead contaminated dust and by performing certain lead hazard reduction treatments. The property owner must pay for those repairs and must use a contractors accredited by MDE to perform lead abatement work.

SHOULD MY FAMILY STAY IN THE HOME WHILE REPAIRS ARE BEING MADE?

Nobody is permitted in the work area. Pregnant women and children under 6 years old are prohibited from being in the house while the lead hazard reduction treatments are being performed. If you are required to leave your house for more than 24 hours while treatments are performed, the property owner must pay for all your reasonable expenses directly related to your required relocation to temporary lead safe housing.

The property owner is also responsible for expenses related to the moving, storing, or cleaning of furniture, and possibly food costs for the family while work is being done in the home.

You must allow the property owner to enter your home to do the treatments.

The property owner is required to have the home inspected to verify the Modified Risk Reduction standard has been met. After all work is completed, an MDE accredited inspector must inspect the property to verify compliance with the Modified Risk Reduction standard.

WHAT IF MY LANDLORD HAS NOT COMPLIED WITH THE LAW, OR HAS FAILED TO RESPOND TO MY NOTICE?

1. Make a Referral

If you have given your landlord a written Notice of Defect or Notice of EBL and no repairs have been completed, you can make a referral to Maryland Department of the Environment's Lead Poisoning Prevention Program by calling 1-800-776-2706 or 410-537-3825. When making a referral, please provide copies of the Notice of Defect or Notice of EBL, along with any verification of receipt you may have.

2. Rent Escrow

Rent Escrow is a legal process that requires you to file a Complaint for Rent Escrow in the District Court in the county in which you live. If the District Court grants your request for an escrow account, you will be required to pay your rent into the District Court's escrow account instead of to your landlord. This provides an incentive for your landlord to complete repairs in your home that threaten the life, health, or safety of you and your family. In order to have an escrow account established based on lead hazards, you only need to prove that your landlord is not in compliance with Maryland's Lead Laws.

An escrow account is only established after all facts have been presented to a judge in a judicial proceeding. Therefore, it is suggested that you seek the advice and representation of an attorney

3. Rent Protection

In 2004, the Maryland General Assembly enacted legislation requiring landlords to confirm their compliance with Maryland's Lead Risk Reduction in Housing Law when filing for repossession of property based on a tenant's failure to pay rent. If the property to be repossessed was constructed prior to 1978, the landlord must state that they are currently registered with Maryland Department of the Environment and provide the certificate number for the inspection conducted for the current tenancy. Failure to provide this information may result in the dismissal of the landlord's complaint.

4. Retaliatory Eviction

It is unlawful for your landlord to evict you for complaining about dangerous conditions present in your home, including the presence of peeling, chipping, and flaking paint. The law protects tenants against eviction and illegal rent increases initiated after notification. It is presumed that any attempt to evict a tenant or to raise the rent, except for nonpayment of rent, within two months after compliance with the applicable risk reduction standard, is in retaliation for the tenant's notification of dangerous conditions, and shall be void. It is also against the law for the property owner to evict you because there is someone in your home found to have a high blood lead level.

If you have any questions about the Maryland Lead Law, visit: www.mde.maryland.gov/lead or call the Lead Hotline at 410-537-4199 or toll-free at 1-800-776-2706, or TTY 1-800-735-2258.

MARYLAND DEPARTMENT OF THE ENVIRONMENT
Land Management Administration • Lead Poisoning Prevention Program
1800 Washington Boulevard, • Suite 630 • Baltimore, Maryland 21230-1719
410-537-3825 • 800-633-6101 x3825 • www.mde.maryland.gov

Notice of Defect/Notice of Elevated Blood Level

Send this notice by certified mail, return receipt requested or hand-deliver this notice and get a signature from the property owner or the property owner's agent or manager.

To: _____
Name of Property Owner

_____
Property Owner Address

_____
City, State, Zip

From: _____
Your Name

_____
Your Address

_____
City, State, Zip

_____
Phone

Property Subject To This Notice: _____

THIS IS TO NOTIFY YOU TO MEET THE MODIFIED RISK REDUCTION STANDARD AS REQUIRED BY § 6-819 OF THE ENVIRONMENT ARTICLE OF THE ANNOTATED CODE OF MARYLAND BECAUSE:

___ A child under the age of six years, or a pregnant woman, residing at the above address has been diagnosed with a blood lead level of 10 µg/dl or more on; **and/or**

___ The following defects require your attention:

The following areas contain peeling, chipping, flaking paint that is accessible to a child:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

The following areas contain structural defects:

___ Living Room	___ Bathroom	___ Hallway	___ Door Frame
___ Dining Room	___ Front Porch	___ Stairway	___ Windows
___ Kitchen	___ Bedroom	___ Exterior Walls	___ Other _____

Other Hazardous Conditions:

_____
_____

PROPERTY OWNER / MANAGER SIGNATURE

I,_____ owner / manager of the above-noted property (circle one) hereby acknowledge receiving this Notice of Defect / EBL.

Signature _____ Date_____

Form Number: MDE/WAS/COM.057
Revised: 7/2015
TTY Users: 800-735-2258

Recycled Paper

Reveal Real Estate Management

320 N Charles St • Baltimore, MD 21201
(443) 216-9868

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MDENoticeOfTenantsRights__1_.pdf

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Reveal Real Estate Management

320 N Charles St • Baltimore, MD 21201
(443) 216-9868

15. Sign and Accept

15.1 ACCEPTANCE OF LEASE

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept lease agreement and addenda. You will receive a printed contract for your records.

X [redacted]

08/11/2020 10:50am EDT

[redacted]

Lessor

[redacted]