

# RENTAL AGREEMENT

PROPERTY: \_\_\_\_\_ DATE \_\_\_\_\_

TENANT(S): \_\_\_\_\_

IN CONSIDERATION of the Owner renting the premises to the Tenant(s), the Tenant(s) hereby understand and agree to the following terms and conditions.

RENT: Rent shall be \$ \_\_\_\_\_ per month in advance payable on the \_\_\_\_\_ day of the month. The Tenant(s) agree to pay the rent when due, without deduction or the need for demand, by first class mail or other such means as the Owner may specify. It is agreed that the rent is not uniformly apportionable from day to day except where it may be contrary to law.

The below listed utilities and appliances will be the responsibility of the Tenant if marked with a "T" or the responsibility of the Owner if marked with an "O". No marks indicate Owner.

Gas \_\_\_\_\_ Electric \_\_\_\_\_ Heat \_\_\_\_\_ Hot Water \_\_\_\_\_ Cold Water and Sewer Charges \_\_\_\_\_ Stove \_\_\_\_\_ Refrigerator \_\_\_\_\_

\_\_\_\_\_ is the full amount of Security Deposit of which \$ \_\_\_\_\_ has been received by Owner at the time of signing and delivery of a copy of this lease to Tenant(s). Balance due on Security Deposit is \$ \_\_\_\_\_. Term: The term hereof shall commence on \_\_\_\_\_, 20\_\_\_\_ and continue until \_\_\_\_\_, 20\_\_\_\_. At the end of the term this agreement shall continue from month to month unless terminated in writing by Mail by either party no less than 30 days prior to the end of the original term. Tenant(s) obligation to pay rent continues during the 30-day notice period, if the Tenant(s) have paid a security deposit it shall not be applied by the Tenant(s) as payment towards the last month's rent.

If the rent is not paid within \_\_\_\_\_ days of the due date a LATE FEE will automatically be assessed without notice. Under provisions of Maryland State Law it is the sole responsibility of the Tenant(s) to see that the rent as agreed is paid and delivered to the Owner by the due date. If the Tenant(s) fails to meet this obligation the Owner has the right to file for summary Ejectment with the District Court of Maryland. This can result in the Tenant(s) being forcibly evicted under the supervision of the Sheriff's Department after obtaining a Warrant of Ejection.

Should Tenant(s) remain in possession of the property with the consent of Owner after the natural expiration of this agreement, a new tenancy from month to month shall be created between the Owner and Tenant(s) which shall be subject to all the terms and conditions hereof except that the rent can be increased by the Owner with 30 days written notice.

Tenant Initials \_\_\_\_\_

WATER, GAS, ELECTRICITY, ETC.: Unless otherwise indicated above, Tenant(s) agree to supply fuel for heat, cooking, and or hot water, electricity and their own furniture and appliances. If the rental includes gas and or electricity, Tenant(s) agree to pay the Owner, as additional rent, the costs of any fuel and/or energy used in operating any of the Tenant(s) appliances for heating or air conditioning. If water and sewage are to be paid by the Tenant(s) they agree to pay for all such charges, the cost of which is billed by the City or other agency periodically (presently every 3 months). If City or other agency mails the bill for water and sewer service to Owner, this does not relieve the Tenant(s) from their responsibility for payments of such bills. If Tenant(s) fail to pay and or reimburse the Owner for water and sewer bills, by the due date, it shall be treated as additional rent.

MAINTENANCE, REPAIRS, TENANT INSPECTION: Tenant(s) have inspected the premises prior to signing of this lease and found them to be safe, sanitary and suitable for habitation and all heating, lighting and plumbing to be free of any visible defects, except as follows: \_\_\_\_\_

Owner will, upon written notification by Tenant(s), maintain roof and plumbing, heating, and electrical facilities in good repair unless the need for such repair results from misuse, abuse or neglect by Tenant(s) or their invitees. It is agreed that the Owner does not supply, repair, replace or install storm doors, storm windows, screen doors, windows screens or shades, mail box, fuses, smoke detector batteries, furnace filters, laundry washtrays, janitor service, or any other items or services not specifically listed as supplied in this agreement. Any interior decorating such as painting or wallpapering shall be done with prior written approval of the Owner. Tenant(s) agree to notify the Owner by Mail of repairs necessary to keep premises in a safe and sanitary condition in which event the Owner agrees to repair, except for those items specifically exempted in the section above, at Owner's expense and within a reasonable length of time, those items caused by ordinary wear and tear. In case of emergencies where time is of the essence, such as heating system failure, plumbing leaks, structural damages or any other such conditions, the tenant will immediately contact the Owner by telephone or other appropriate means. The Tenant(s) shall be responsible for any liability or injury resulting to the Owner as a result of the Tenant(s) failure to so notify the Owner of such defective condition. If the need to repair is caused by Tenant(s) or their invitees, Owner may make repairs, cost of which will be treated as additional rent to be paid by the Tenant(s) upon notification of amount. Any repairs made by the Owner without written request by Tenant(s) shall not be construed as a waiver of the obligation of the Tenant(s) to notify Owner of any requested repairs in writing.

TENANTS OBLIGATIONS TO THE PROPERTY: Tenant(s) agree to keep property in a clean, safe and sanitary condition and not to damage, or remove any part of the premises which includes but is not limited to walls, ceilings, floors, paint, paper, plumbing, heating, electrical, glass, doors, hardware and fixtures; not to use water on wood floors but to keep them waxed and covered with floor covering and to wash and use liquid wax on tiled floors. Tenant(s) agrees to keep their entire dwelling unit and basement, yards, porches, fire escape, steps, walk, and sidewalks clean and to keep all walks, sidewalks, porches and exterior steps clear of snow and ice, except wherever any of the foregoing might be a common area of multiple family dwelling and not under the Tenant(s) sole control; and if Tenant(s) fail to fulfill any of these obligations Owner may perform them and charge Tenant(s) the reasonable cost for each such item, which the Tenant(s) agree to pay as additional rent. Tenant(s), if renting a one-family dwelling or half of a double shall maintain all lawns and shrubbery and agree to keep all shrubs trimmed, the grass cut and upon failure on their part to do so Owner may have this done at Tenant(s) expense. Tenant(s) must continually occupy premises and keep premises heated to a temperature above freezing during cold weather by using proper heating equipment on the premises and not by using the gas stove or other appliances except temporarily in cases of emergency. Tenant(s) agree to pay for repairing any damage to the building or equipment therein, including inside burst water pipes or other water facilities, due to freezing caused by neglect, carelessness or the willful act of the Tenant(s). It shall be the responsibility of the Tenant(s), after the first two weeks of occupancy to arrange for and to pay for the cost of exterminating insects, vermin and rodents in the portion of the premises under their control and to relieve any and all plumbing chokage. Tenant(s) shall also be responsible for the replacement of all broken or cracked window glass or other glass regardless of the nature or cause of breakage. If the Tenant(s) fail to fulfill any of these obligations the Owner may perform them and charge Tenant(s) the full cost for each item, which the Tenant(s) agree to pay as additional rent.

SECURITY DEPOSIT: The Tenant(s) has the right to have the dwelling unit inspected by the Owner in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the Tenancy if the Tenant(s) so requests by Certified Mail within 15 days of the Tenant's occupancy. Owner has a duty to return any unused portions of the Security Deposit paid, together with interest as provided by law, to the Tenant(s) and will be mailed to them at their last known address within 45 days from end of tenancy; but Owner may deduct from the Security