

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE AND DISCLAIMER STATEMENT

Property Address: 5315 Windsor Mill Road 21207

Legal Description: 10098/154

NOTICE TO SELLER AND PURCHASER

Section 10-702 of the Real Property Article, *Annotated Code of Maryland*, requires the owner of certain residential real property to furnish to the purchaser either (a) a RESIDENTIAL PROPERTY DISCLAIMER STATEMENT stating that the owner is selling the property "as is" and makes no representations or warranties as to the condition of the property or any improvements on the real property, except as otherwise provided in the contract of sale, or in a listing of latent defects; or (b) a RESIDENTIAL PROPERTY DISCLOSURE STATEMENT disclosing defects or other information about the condition of the real property actually known by the owner. Certain transfers of residential property are excluded from this requirement (see the exemptions listed below).

10-702. EXEMPTIONS. - The following are specifically excluded from the provisions of §10-702:

1. The initial sale of single family residential real property:
 - A. that has never been occupied; or
 - B. for which a certificate of occupancy has been issued within 1 year before the seller and buyer enter into a contract of sale;
2. A transfer that is exempt from the transfer tax under §13-207 of the Tax-Property Article, except land installment contracts of sale under §13-207(11) of the Tax Property Article and options to purchase real property under §13-207(a)(12) of the Tax-Property Article;
3. A sale by a lender, or an affiliate or subsidiary of a lender, that acquired the real property by foreclosure or deed in lieu of foreclosure;
4. A sheriff's sale, tax sale, or sale by foreclosure, partition, or by court appointed trustee;
5. A transfer by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6. A transfer of single family residential real property to be converted by the buyer into use other than residential use or to be demolished; or
7. A sale of unimproved real property.

Section 10-702 also requires the owner to disclose information about latent defects in the property that the owner has actual knowledge of. The owner must provide this information even if selling the property "as is." "Latent defects" are defined as: Material defects in real property or an improvement to real property that:

- (1) A purchaser would not reasonably be expected to ascertain or observe by a careful visual inspection of the real property; and
- (2) Would pose a direct threat to the health or safety of:
 - (i) the purchaser; or
 - (ii) an occupant of the real property, including a tenant or invitee of the purchaser.

MARYLAND RESIDENTIAL PROPERTY DISCLOSURE STATEMENT

NOTICE TO OWNERS: Complete and sign this statement only if you elect to disclose defects, including latent defects, or other information about the condition of the property actually known by you; otherwise, sign the Residential Property Disclaimer Statement. You may wish to obtain professional advice or inspections of the property; however, you are not required to undertake or provide any independent investigation or inspection of the property in order to make the disclosure set forth below. The disclosure is based on your personal knowledge of the condition of the property at the time of the signing of this statement.

NOTICE TO PURCHASERS: The information provided is the representation of the Owners and is based upon the actual knowledge of Owners as of the date noted. Disclosure by the Owners is not a substitute for an inspection by an independent home inspection company, and you may wish to obtain such an inspection. The information contained in this statement is not a warranty by the Owners as to the condition of the property of which the Owners have no knowledge or other conditions of which the Owners have no actual knowledge.

How long have you owned the property? _____

Property System: Water, Sewage, Heating & Air Conditioning (Answer all that apply)

Water Supply	<input type="checkbox"/> Public	<input type="checkbox"/> Well	<input type="checkbox"/> Other _____		
Sewage Disposal	<input type="checkbox"/> Public	<input type="checkbox"/> Septic System approved for _____	(# bedrooms)		
Garbage Disposal	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
Dishwasher	<input type="checkbox"/> Yes	<input type="checkbox"/> No			
Heating	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Heat Pump Age _____	<input type="checkbox"/> Other _____
Air Conditioning	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric	<input type="checkbox"/> Heat Pump Age _____	<input type="checkbox"/> Other _____
Hot Water	<input type="checkbox"/> Oil	<input type="checkbox"/> Natural Gas	<input type="checkbox"/> Electric Capacity _____	Age _____	<input type="checkbox"/> Other _____

Please indicate your actual knowledge with respect to the following:

1. Foundation: Any settlement or other problems? Yes No Unknown

Comments: _____

2. Basement: Any leaks or evidence of moisture? Yes No Unknown Does Not Apply

Comments: _____

3. Roof: Any leaks or evidence of moisture? Yes No Unknown

Type of Roof: _____ Age: _____

Is there any existing fire retardant treated plywood? Yes No Unknown

Comments: _____

4. Other Structural Systems, including exterior walls and floors:

Comments: _____

Any defects (structural or otherwise)? Yes No Unknown

Comments: _____

5. Plumbing System: Is the system in operating condition? Yes No Unknown

Comments: _____

6. Heating Systems: Is heat supplied to all finished rooms? Yes No Unknown

Comments: _____

Is the system in operating condition? Yes No Unknown

Comments: _____

7. Air Conditioning System: Is cooling supplied to all finished rooms? Yes No Unknown Does Not Apply

Comments: _____

Is the system in operating condition? Yes No Unknown Does Not Apply

Comments: _____

8. Electric Systems: Are there any problems with electrical fuses, circuit breakers, outlets or wiring?

Yes No Unknown

Comments: _____

Will the smoke detectors provide an alarm in the event of a power outage? Yes No Does Not Apply

Comments: _____

9. Septic Systems: Is the septic system functioning properly? Yes No Unknown Does Not Apply

When was the system last pumped? Date _____ Unknown

Comments: _____

10. Water Supply: Any problem with water supply? Yes No Unknown

Comments: _____

Home Water Treatment System Yes No Unknown

Comments: _____

Fire Sprinkler System Yes No Unknown Does Not Apply

Comments: _____

Are the systems in operating condition? Yes No Unknown

Comments: _____

11. Insulation

In exterior walls? Yes No Unknown

In ceiling/attic? Yes No Unknown

In any other areas? Yes No Where: _____

Comments: _____

Property: 5315 Windsor Mill Road 21207

12. Exterior Drainage: Does water stand on the property for more than 24 hours after a heavy rain?

Yes No Unknown

Comments: _____

Are gutters and downspouts in good repair? Yes No Unknown

Comments: _____

13. Wood-destroying insects: Any infestation and/or prior damage: Yes No Unknown

Comments: _____

Any treatments or repairs? Yes No Unknown

Any warranties? Yes No Unknown

Comments: _____

14. Are there any hazardous or regulated materials (including, but not limited to licensed landfills, asbestos, radon gas, lead-based paint, underground storage tanks, or other contamination) on the property? Yes No Unknown

If yes, specify below.

Comments: _____

15. If the property relies on the combustion of a fossil fuel for heat, ventilation, hot water, or clothes dryer operation, is a carbon monoxide alarm installed in the property? Yes No Unknown

Comments: _____

16. Are there any zoning violations, nonconforming uses, violation of building restrictions or setback requirements or any recorded or unrecorded easement, except for utilities, on or affecting the property? Yes No Unknown

If yes, specify below.

Comments: _____

17. Is the property located in a flood zone, conservation area, wetland area, Chesapeake Bay critical area or Designated Historic District? Yes No Unknown If yes, specify below

Comments: _____

18. Is the property subject to any restriction imposed by a Home Owners Association or any other type of community association? Yes No Unknown If yes, specify below

Comments: _____

19. Are there any other materials defects including latent defects, affecting the physical condition of the property?

Yes No Unknown

Comments: _____

NOTE: Owner(s) may wish to disclose the condition of other buildings on the property on a separate RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

The owner(s) acknowledge having carefully examined this statement, including any comments, and verify that it is complete and accurate as of the date signed. The owner(s) further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Owner _____ Date _____

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclosure statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

Mohler & Gary Realtors
Michael Gary

MARYLAND RESIDENTIAL PROPERTY DISCLAIMER STATEMENT

NOTICE TO OWNER(S): Sign this statement only if you elect to sell the property without representations and warranties as to its condition, except as otherwise provided in the contract of sale and in the listing of latent defects set forth below; otherwise, complete and sign the RESIDENTIAL PROPERTY DISCLOSURE STATEMENT.

Except for the latent defects listed below, the undersigned owner(s) of the real property make no representations or warranties as to the condition of the real property or any improvements thereon, and the purchaser will be receiving the real property "as is" with all defects, including latent defects, which may exist, except as otherwise provided in the real estate contract of sale. The owner(s) acknowledge having carefully examined this statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

The owner(s) has actual knowledge of the following latent defects: _____

Owner *Carlene Thomas* Date *Sept 4, 2009*

Owner _____ Date _____

The purchaser(s) acknowledge receipt of a copy of this disclaimer statement and further acknowledge that they have been informed of their rights and obligations under §10-702 of the Maryland Real Property Article.

Purchaser _____ Date _____

Purchaser _____ Date _____

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

Lead Warning Statement

A buyer/tenant of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may contain lead-based paint and that exposure to lead from lead-based paint, paint chips or lead paint dust may place young children at risk of developing lead poisoning if not managed properly. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller/landlord of any interest in residential real property is required to disclose to the buyer/tenant the presence of known lead-base paint hazards and to provide the buyer/tenant with any information on lead-based paint hazards from risk assessments or inspections in the seller's/landlord's possession. A tenant must receive a federally approved pamphlet on lead poisoning prevention. It is recommended that a buyer conduct a risk assessment or inspection for possible lead-based paint hazards prior to purchase.

Seller's/Landlord's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

03 / ____ (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

____ / ____ (ii) Seller/Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

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

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

03 FULL RISK REDUCTION CERTIFICATIONS

(ii) ____ / ____ Seller/Landlord has no reports pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's/Tenant's Acknowledgment (Initial)

(c) ____ / ____ Buyer/Tenant has received copies of all information listed in section (b)(i) above, if any.

(d) ____ / ____ Buyer/Tenant has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) **Buyer has** [check (i) or (ii) below]:

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (initial)

(f) ____ Agent has informed the seller of the Seller's/Landlord's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

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 Carline Thomas
Seller/Landlord

Date

Buyer/Tenant

Date

Seller/Landlord

Date

Buyer/Tenant

Date

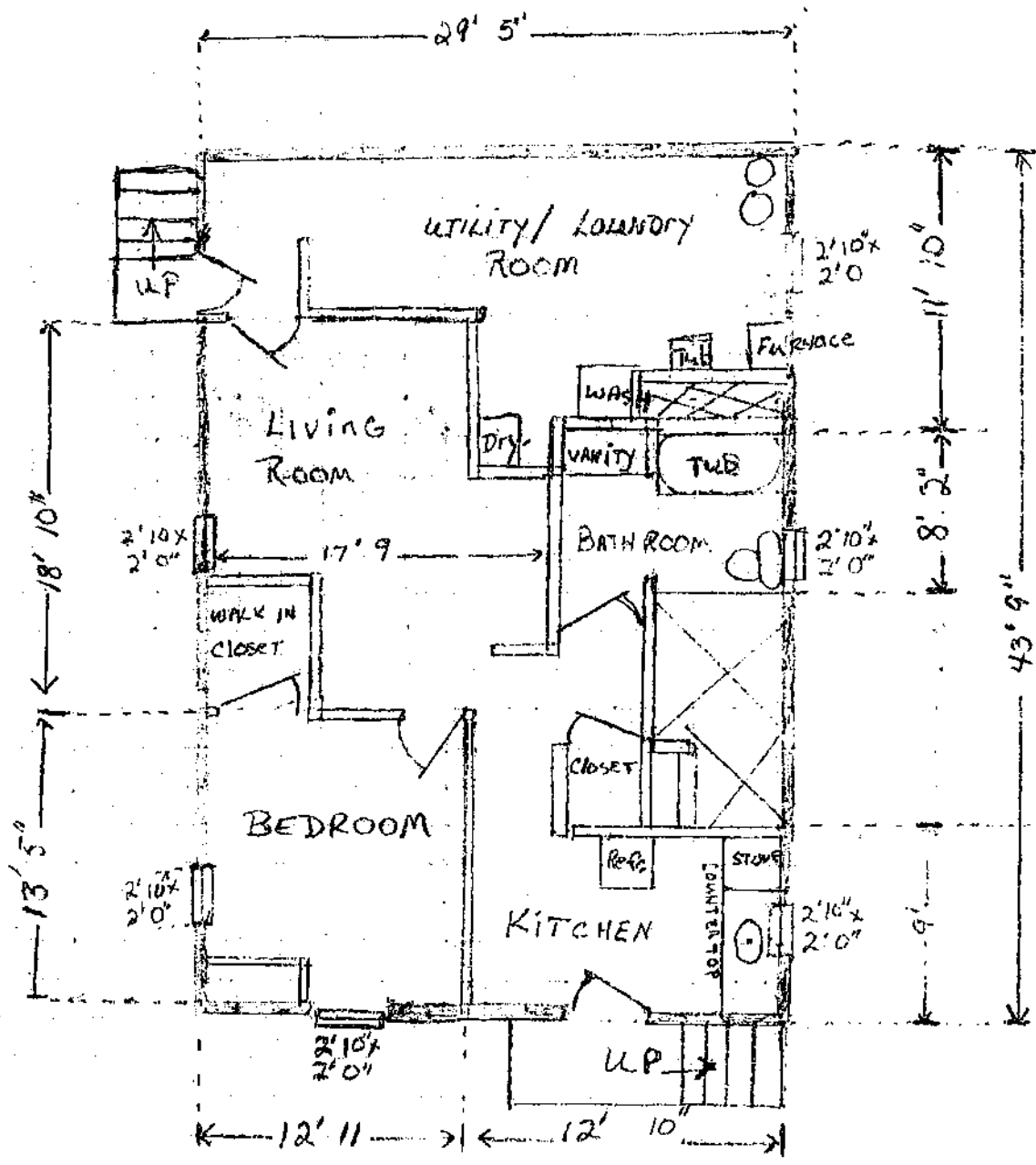
Miss DeGuz
Seller's/Landlord's Agent

1/28/09
Date

Buyer's/Tenant's Agent

Date

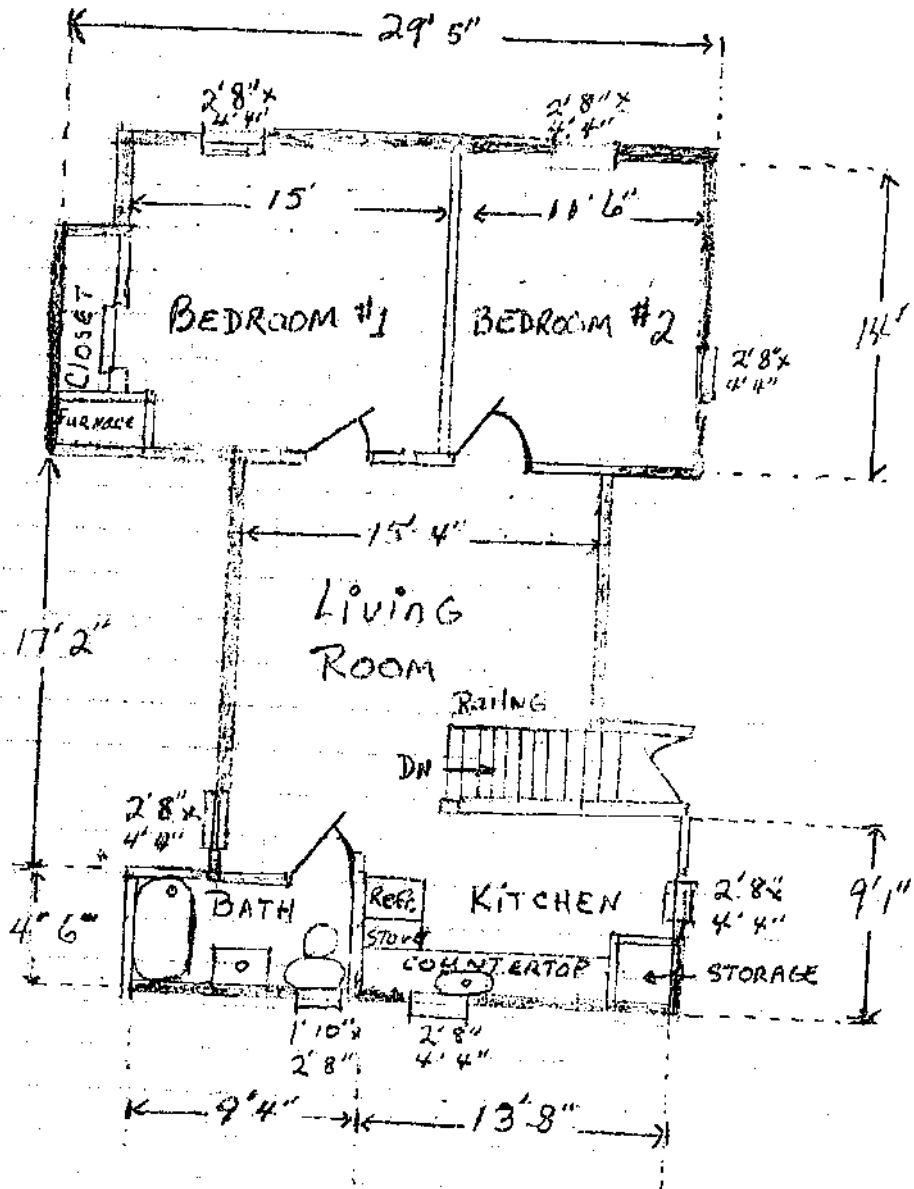




BASEMENT FLOOR PLAN

Scale 1/8" = 1'-0"

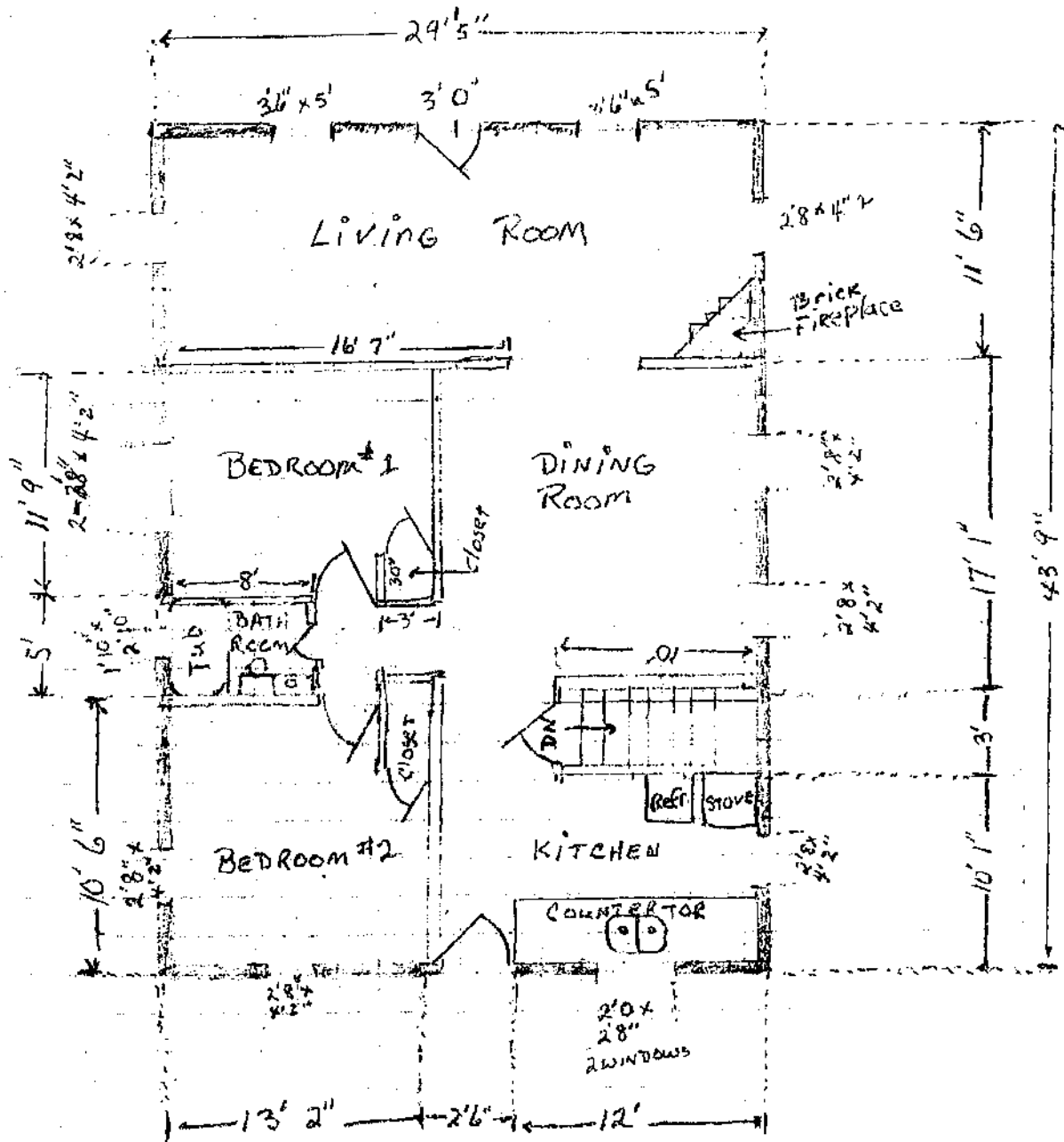
5315 WINDSOR MILL Fd
 Baltimore, MD 21207



2ND Level FLOOR PLAN

Scale 1/8" = 1' 0"

5315 WINDSOR MILL RD.
BALTIMORE, MD 21207



1ST LEVEL FLOOR PLAN
 Scale 1/8" = 1'-0"

5315 WINDSOR MILL Rd
 BALTIMORE, MD 21207

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION

INSPECTION CERTIFICATE NO.

262893

03270484150018

Earlene Thomas

ID# TRACKING NO.

MDE PROPERTY NO.

OWNER NAME

5315 Windsor Mill Rd

1st Floor

Baltimore

Baltimore City

21207

Street Address

Unit No.

City

County

Zip Code

The Maryland accredited lead inspector must mark an inspection category 1, 2, 3, or 4 and mark the appropriate inspection method. Only ONE category and method are to be marked. The following attachments are required if applicable: Lead Free, Form E; Dust Inspection, Form C; or Visual Inspection, Form B and Supervisor's Statement of Work Form. Certificates issued pursuant to a waiver for exterior work will be invalid unless the exterior is re-inspected within 30 days after the expiration date. The Inspection certificate No. shall be referenced on all forms submitted.

INSPECTION CATEGORIES

<input type="checkbox"/> 1. Lead Free Methods <input type="checkbox"/> A. One Time Only (interior & exterior) OR <input type="checkbox"/> B. Limited (interior only) Re-certification of exterior required by ___/___/___	<input checked="" type="checkbox"/> 2. Full Risk Reduction Methods <input checked="" type="checkbox"/> A. Dust Inspection OR <input type="checkbox"/> B. Visual Inspection <input type="checkbox"/> C. Visual Inspection w/ Exterior Waiver Expiration Date 04/01/___ OR <input type="checkbox"/> D. Dust Inspection w/ Lead Free Exterior OR <input type="checkbox"/> E. Visual Inspection w/ Lead Free Exterior	<input type="checkbox"/> 3. Modified Risk Reduction Methods <input type="checkbox"/> B. Visual Inspection OR <input type="checkbox"/> C. Visual Inspection w/ Exterior Waiver Expiration Date 04/01/___ OR <input type="checkbox"/> D. Visual Inspection w/ Lead Free Exterior	<input type="checkbox"/> 4. Lead Safe (Qualified Offers only) This inspection category expires 24 months from the date inspected. Methods <input type="checkbox"/> A. Dust Inspection OR <input type="checkbox"/> B. Dust Inspection & Visual Inspection OR <input type="checkbox"/> C. Dust Inspection w/ Lead Free Exterior OR <input type="checkbox"/> D. Dust Inspection & Visual Inspection w/ Lead Free Exterior AND Verification that windows are lead-free or have been treated so friction surfaces are lead free.
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PASSED Based on the findings of the attached inspection report(s), I certify that the property/unit meets the certification criteria at this time.
 (circle property or unit as appropriate)

FAILED Based on the findings of the attached inspection report(s), the property/unit fails to meet certification criteria at this time.
 (circle property or unit as appropriate)

certify that I inspected the above listed property/unit on 01/24/07 at 5:30 a.m. (p.m.) under Title 6, Subtitle 8 of the Environment Article, unannotated Code of Maryland

Mark W. Fitzgerald
Inspector's Name

9927
Accreditation No.

9/29/06
Expiration Date

W.P.S., LLC
Inspection Company

8880
Accreditation No.

9/29/08
Expiration Date

MARYLAND DEPARTMENT OF THE ENVIRONMENT

INSPECTION CERTIFICATE NO.

LEAD PAINT RISK REDUCTION

TRACKING NO. 262798 MDE PROPERTY NO. 63290424150018 OWNER NAME Carline Thomas

Street Address 315 Windsor Hill Rd Unit No. 2nd Floor City Baltimore County Baltimore City Zip Code 21207

A Maryland accredited lead inspector must mark an inspection category 1, 2, 3, or 4 and mark the appropriate inspection method. Only ONE category and method are to be marked. The following attachments are required if applicable: Lead Free, Form E; Dust Inspection, Form C; or Visual Inspection, Form B and Supervisor's Statement of Work Form. Certificates issued pursuant to a waiver for exterior work will be invalid unless the exterior is re-inspected within 30 days after the expiration date. The Inspection Certificate No. shall be referenced on all forms submitted.

INSPECTION CATEGORIES

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PASSED Based on the findings of the attached inspection report(s), I certify that the property/unit meets the certification criteria at this time.
 (circle property or unit as appropriate)

FAILED Based on the findings of the attached inspection report(s), the property/unit fails to meet certification criteria at this time.
 (circle property or unit as appropriate)

I certify that I inspected the above listed property/unit on 10/24/07 at 6:00 a.m.p.m. under Title 6, Subtitle 8 of the Environment Article, annotated Code of Maryland.

Inspector's Name Walter J. J. J. J. 9427
 Inspection Company Lead Paint Services LLC 8880
 Accreditation No. _____ Expiration Date 8/29/08

rental herein provided from that date. In the event possession cannot be delivered within such time, through no fault of Lessor or its agents, then this Agreement and all rights hereunder shall terminate.

9. **HAZARDOUS MATERIALS.** Lessee shall not keep on the Premises any item of a dangerous, flammable or explosive character that might unreasonably increase the danger of fire or explosion on the Premises or that might be considered hazardous or extra hazardous by any responsible insurance company.
10. **UTILITIES.** Lessee shall be responsible for arranging for and paying for all utility services required on the Premises.
11. **MAINTENANCE AND REPAIR; RULES.** Lessee will, at its sole expense, keep and maintain the Premises and appurtenances in good and sanitary condition and repair during the term of this Agreement and any renewal thereof. Without limiting the generality of the foregoing, Lessee shall:
 - (a) Not obstruct the driveways, sidewalks, courts, entry ways, stairs and/or halls, which shall be used for the purposes of ingress and egress only;
 - (b) Keep all windows, glass, window coverings, doors, locks and hardware in good, clean order and repair;
 - (c) Not obstruct or cover the windows or doors;
 - (d) Not leave windows or doors in an open position during any inclement weather;
 - (e) Not hang any laundry, clothing, sheets, etc. from any window, rail, porch or balcony nor air or dry any of same within any yard area or space;
 - (f) Not cause or permit any locks or hooks to be placed upon any door or window without the prior written consent of Lessor;
 - (g) Keep all air conditioning filters clean and free from dirt;
 - (h) Keep all lavatories, sinks, toilets, and all other water and plumbing apparatus in good order and repair and shall use same only for the purposes for which they were constructed. Lessee shall not allow any sweepings, rubbish, sand, rags, ashes or other substances to be thrown or deposited therein. Any damage to any such apparatus and the cost of clearing stopped plumbing resulting from misuse shall be borne by Lessee;
 - (i) And Lessee's family and guests shall at all times maintain order in the Premises and at all places on the Premises, and shall not make or permit any loud or improper noises, or otherwise disturb other residents;
 - (j) Keep all radios, television sets, stereos, phonographs, etc., turned down to a level of sound that does not annoy or interfere with other residents;
 - (k) Deposit all trash, garbage, rubbish or refuse in the locations provided therefor and shall not allow any trash, garbage, rubbish or refuse to be deposited or permitted to stand on the exterior of any building or within the common elements;
 - (l) Abide by and be bound by any and all rules and regulations affecting the Premises or the common area appurtenant thereto which may be adopted or promulgated by the Condominium or Homeowners' Association having control over them.
12. **DAMAGE TO PREMISES.** In the event the Premises are destroyed or rendered wholly untenable by fire, storm, earthquake, or other casualty not caused by the negligence of Lessee, this Agreement shall terminate from such time except for the purpose of enforcing rights that may have then accrued hereunder. The rental provided for herein shall then be accounted for by and between Lessor and Lessee up to the time of such injury or destruction of the Premises, Lessee paying rentals up to such date and Lessor refunding rentals collected beyond such date. Should a portion of the Premises thereby be rendered untenable, the Lessor shall have the option of either repairing such injured or damaged portion or terminating this Lease. In the event that Lessor exercises its right to repair such untenable portion, the rental shall abate in the proportion that the injured parts bears to the whole Premises, and such part so injured shall be restored by Lessor as speedily as practicable, after which the full rent shall recommence and the Agreement continue according to its terms.
13. **INSPECTION OF PREMISES.** Lessor and Lessor's agents shall have the right at all reasonable times during the term of this Agreement and any renewal thereof to enter the Premises for the purpose of inspecting the Premises and all buildings and improvements thereon. And for the purposes of making any repairs, additions or alterations as may be deemed appropriate by Lessor for the preservation of the Premises or the building. Lessor and its agents shall further have the right to exhibit the Premises and to display the usual "for sale", "for rent" or "vacancy" signs on the Premises at any time within forty-five (45) days before the expiration of this Lease. The right of entry shall likewise exist for the purpose of removing placards, signs, fixtures, alterations or additions, but do not conform to this Agreement or to any restrictions, rules or regulations affecting the Premises.
14. **SUBORDINATION OF LEASE.** This Agreement and Lessee's interest hereunder are and shall be subordinate, junior and inferior to any and all mortgages, liens or encumbrances now or hereafter placed on the Premises by Lessor, all advances made under any such mortgages, liens or encumbrances (including, but not limited to, future advances), the interest payable on such mortgages, liens or encumbrances and any and all renewals, extensions or modifications of such mortgages, liens or encumbrances.

15. **LESSEE'S HOLD OVER.** If Lessee remains in possession of the Premises with the consent of Lessor after the natural expiration of this Agreement, a new tenancy from month-to-month shall be created between Lessor and Lessee which shall be subject to all of the terms and conditions hereof except that rent shall then be due and owing at four hundred fifty DOLLARS (\$ 450.00) per month and except that such tenancy shall be terminable upon fifteen (15) days written notice served by either party.
16. **SURRENDER OF PREMISES.** Upon the expiration of the term hereof, Lessee shall surrender the Premises in as good a state and condition as they were at the commencement of this Agreement, reasonable use and wear and tear thereof and damages by the elements excepted.
17. **ANIMALS.** Lessee shall be entitled to keep no more than 1 () domestic dogs, () cats or birds; however, at such time as Lessee shall actually keep any such animal on the Premises, Lessee shall pay to Lessor a pet deposit of 0 DOLLARS (\$ 0), 0 DOLLARS (\$ 0) of which shall be non-refundable and shall be used upon the termination or expiration of this Agreement for the purposes of cleaning the carpets of the building.
18. **QUIET ENJOYMENT.** Lessee, upon payment of all of the sums referred to herein as being payable by Lessee and Lessee's performance of all Lessee's agreements contained herein and Lessee's observance of all rules and regulations, shall and may peacefully and quietly have, hold and enjoy said Premises for the term hereof.
19. **INDEMNIFICATION.** Lessor shall not be liable for any damage or injury of or to the Lessee, Lessee's family, guests, invitees, agents or employees or to any person entering the Premises or the building of which the Premises are a part or to goods or equipment, or in the structure or equipment of the structure of which the Premises are a part, and Lessee hereby agrees to indemnify, defend and hold Lessor harmless from any and all claims or assertions of every kind and nature.
20. **DEFAULT.** If Lessee fails to comply with any of the material provisions of this Agreement, other than the covenant to pay rent, or of any present rules and regulations or any that may be hereafter prescribed by Lessor, or materially fails to comply with any duties imposed on Lessee by statute, within seven (7) days after delivery of written notice by Lessor specifying the non-compliance and indicating the intention of Lessor to terminate the Lease by reason thereof, Lessor may terminate this Agreement. If Lessee fails to pay rent when due and the default continues for seven (7) days thereafter, Lessor may, at Lessor's option, declare the entire balance of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to Lessor at law or in equity or may immediately terminate this Agreement.
21. **LATE CHARGE.** In the event that any payment required to be paid by Lessee hereunder is not made within three (3) days of when due, Lessee shall pay to Lessor, in addition to such payment or other charges due hereunder, a "late fee" in the amount of thirty dollars (\$ 30.00).
22. **ABANDONMENT.** If at any time during the term of this Agreement Lessee abandons the Premises or any part thereof, Lessor may, at Lessor's option, obtain possession of the Premises in the manner provided by law, and without becoming liable to Lessee for damages or for any payment of any kind whatever. Lessor may, at Lessor's discretion, as agent for Lessee, relet the Premises, or any part thereof, for the whole or any part thereof, for the whole or any part of the then unexpired term, and may receive and collect all rent payable by virtue of such reletting, and, at Lessor's option, hold Lessee liable for any difference between the rent that would have been payable under this Agreement during the balance of the unexpired term, if this Agreement had continued in force, and the net rent for such period realized by Lessor by means of such reletting. If Lessor's right of reentry is exercised following abandonment of the Premises by Lessee, then Lessor shall consider any personal property belonging to Lessee and left on the Premises to also have been abandoned, in which case Lessor may dispose of all such personal property in any manner Lessor shall deem proper and Lessor is hereby relieved of all liability for doing so.
23. **ATTORNEYS' FEES.** Should it become necessary for Lessor to employ an attorney to enforce any of the conditions or covenants hereof, including the collection of rentals or gaining possession of the Premises, Lessee agrees to pay all expenses so incurred, including a reasonable attorneys' fee.
24. **RECORDING OF AGREEMENT.** Lessee shall not record this Agreement on the Public Records of any public office. In the event that Lessee shall record this Agreement, this Agreement shall, at Lessor's option, terminate immediately and Lessor shall be entitled to all rights and remedies that it has at law or in equity.
25. **GOVERNING LAW.** This Agreement shall be governed, construed and interpreted by, through and under the Laws of the State of MD.

- 26. **SEVERABILITY.** If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.
- 27. **BINDING EFFECT.** The covenants, obligations and conditions herein contained shall be binding on and inure to the benefit of the heirs, legal representatives, and assigns of the parties hereto.
- 28. **DESCRIPTIVE HEADINGS.** The descriptive headings used herein are for convenience of reference only and they are not intended to have any effect whatsoever in determining the rights or obligations of the Lessor or Lessee.
- 29. **CONSTRUCTION.** The pronouns used herein shall include, where appropriate, either gender or both, singular and plural.
- 30. **NON-WAIVER.** No indulgence, waiver, election or non-election by Lessor under this Agreement shall affect Lessee's duties and liabilities hereunder.
- 31. **MODIFICATION.** The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered or amended in any way except through a written amendment signed by all of the parties hereto.

As to Lessor this 1st day of Aug, 2009.

Witnesses:

"Lessor"

Earline Thomas

As to Lessee, this 1st day of Aug, 2009.

Witnesses:

"Lessee"

Kisha Dickerson

Darnell Robinson

Date: Aug 1, 2009

CONTRACT AGREEMENT

Rental Property

I, Earline Thomas, am entering into an agreement with,

Kiesha Dickerson. Upon renting the property, the rent payment per month will be paid in the amount of \$ 450.00 and the first months rent should be paid to Earline Thomas by (date) 5th. As well, the security deposit should be paid in the amount of \$ 0 and should also be paid on (date) 0. If, however, the total rental agreement amount is not paid in full by the given date a late fee of \$ 30 will be charged to the tenant. Additionally, the tenant will be responsible for paying the entire Water Bill amount.

The above tenant will be responsible for property maintenance such as:

- Maintaining a clean home environment
- Keeping the grass around the house cut and groomed
- Maintaining and keeping all flooring clean (including hardwood floors)
- Keeping kitchen appliances well maintained and clean (such as oven and refrigerator, etc.)
- There should be absolutely NO PROPERTY DAMAGES (i.e. holes in the walls, torn tiles, scuffed floors, etc.)
- Tenant is also NOT ALLOWED TO HAVE ANY PETS

Small pet
fee \$25.00
for pet fee - E. Thomas

The tenant, Kiesha Dickerson, is responsible for all damages that are done to the property while he/she is renting the home and therefore, agrees to pay for the damages in which he/she has caused. Moreover, upon vacating the property, any damages done to the property or if the property is not in the same condition as it was when the tenant initially moved in, the security deposit will not be refunded.

Earline Thomas will be responsible for repairing things that break down such as:

- Hot Water Heater

as of Oct 2009 rent will be \$600.00

Date: July 3, 2009

CONTRACT AGREEMENT

Rental Property

I, Earline Thomas, am entering into an agreement with, Dawn Langley. Upon renting the property, the rent payment per month will be paid in the amount of \$ 975.00 and the first months rent should be paid to Earline Thomas by (date) 5th. As well, the security deposit should be paid in the amount of \$ 975.00 and should also be paid on (date) 1-5th. If, however, the total rental agreement amount is not paid in full by the given date a late fee of \$ 30 will be charged to the tenant. Additionally, the tenant will be responsible for paying the entire Water Bill amount.

The above tenant will be responsible for property maintenance such as:

- Maintaining a clean home environment
- Keeping the grass around the house cut and groomed
- Maintaining and keeping all flooring clean (including hardwood floors)
- Keeping kitchen appliances well maintained and clean (such as oven and refrigerator, etc.)
- There should be absolutely NO PROPERTY DAMAGES (i.e. holes in the walls, torn tiles, scuffed floors, etc.)
- Tenant is also NOT ALLOWED TO HAVE ANY PETS (Small Pet Fee \$25.00)

The tenant, Dawn Langley, is responsible for all damages that are done to the property while he/she is renting the home and therefore, agrees to pay for the damages in which he/she has caused. Moreover, upon vacating the property, any damages done to the property or if the property is not in the same condition as it was when the tenant initially moved in, the security deposit will not be refunded.

Earline Thomas will be responsible for repairing things that break down such as:

- Hot Water Heater

- Electrical problems
- Plumbing
- Air Conditioning and Heating problems
- Pest Control
- And any other major problems that may occur with the property

Earline Thomas should be contacted IMMEDIATELY if either one of these things should become a problem.

Lastly, upon entering into this agreement with Earline Thomas, the tenant agrees to allow Earline Thomas to inspect the entire property every 6 months, during the time that he/she is renting the property.

Renter

Dawn Langley

Rentee

Earline Thomas

~~Dawn Langley~~

Earline Thomas

