

MARYLAND RESIDENTIAL LEASE AGREEMENT

Property Address: _____ Lease Term: _____

Landlord Information:

Full Name: _____

Address: _____

Phone/Email: _____

Tenant Information:

Full Name(s): _____

Address: _____

Phone/Email: _____

Lease Details:

Monthly Rent Amount: _____ USD

Security Deposit: _____ USD

Due Date for Rent Payment Each Month: _____

Late Fee (if rent not received by due date): _____

1. Parties and Property

This Lease Agreement (the "Agreement") is entered into between Landlord and Tenant for the rental of the residential property located at the address set forth above (the "Property"). Landlord leases the Property to Tenant, and Tenant accepts the Property, subject to the terms and conditions contained herein.

2. Term of Lease

The lease term shall commence on the agreed start date specified by the parties and continue on a month-to-month basis unless otherwise specified in writing by both parties. Either party may terminate the tenancy by giving the other written notice in accordance with Maryland law.

3. Rent

Tenant agrees to pay the monthly rent amount specified above to Landlord without demand or offset. Rent is due on the due date each month at the Landlord's designated address or by another payment method agreed upon in writing.

4. Security Deposit

Tenant shall deposit with Landlord a security deposit in the amount set forth above to secure Tenant's performance under this Agreement. The security deposit shall be held in accordance with Maryland law and may not be used to pay the last month's rent.

5. Use and Occupancy

The Property shall be used solely as a private residence for Tenant and the occupants listed in this Agreement. Tenant shall comply with all applicable laws, regulations, and homeowners' association rules.

6. Maintenance and Repairs

Tenant shall keep the Property in a clean and sanitary condition and promptly notify Landlord of any damage or needed

repairs. Landlord shall maintain the Property in compliance with Maryland housing and health codes.

7. Utilities

Tenant shall be responsible for payment of all utilities and services unless otherwise agreed in writing. Landlord shall not be liable for any interruption of utility services.

8. Alterations

Tenant shall not make alterations, additions, or improvements to the Property without prior written consent of Landlord.

9. Pets

No pets shall be kept on the Property without Landlord's prior written consent, which may be withheld or conditioned at Landlord's discretion.

10. Entry by Landlord

Landlord or Landlord's agents may enter the Property at reasonable times with proper notice for purposes of inspection, repairs, or showing the Property to prospective tenants or buyers as permitted by Maryland law.

11. Rules and Regulations

Tenant agrees to comply with any reasonable rules and regulations regarding the use and occupancy of the Property as provided by Landlord.

12. Default and Remedies

If Tenant fails to comply with any term of this Agreement, including timely payment of rent, Landlord may exercise all rights and remedies available under Maryland law, including termination of tenancy and eviction.

13. Lead Paint Disclosure

If the Property was built before 1978, Landlord shall provide Tenant with a federally approved lead hazard information pamphlet and disclose any known lead-based paint hazards in compliance with federal and state law.

14. Smoke Detectors and Carbon Monoxide Alarms

Landlord shall install and maintain smoke detectors and carbon monoxide alarms as required by Maryland law. Tenant shall notify Landlord promptly if any device is not functioning.

15. Insurance

Tenant is advised to obtain renter's insurance to cover Tenant's personal property and liability.

16. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the Property without Landlord's prior written consent.

17. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of Maryland.

18. Entire Agreement

This Agreement contains the entire understanding of the parties and supersedes all prior agreements, representations, or understandings, whether oral or written.

19. Amendments

Any amendment or modification to this Agreement must be in writing and signed by both parties.

20. Notices

All notices required or permitted under this Agreement shall be in writing and delivered personally, by certified mail return receipt requested, or by a nationally recognized overnight delivery service to the addresses set forth above or to such other address as either party may designate by notice.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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