

MARYLAND RESIDENTIAL LEASE AGREEMENT

Landlord Name: _____

Tenant Name(s): _____

Premises Address: _____

Lease Term: _____

1. TERM OF LEASE

The Lease shall commence on the date agreed upon by the parties and shall continue for the term specified above unless terminated earlier in accordance with this Agreement. Tenant agrees to vacate the Premises upon expiration of the Lease term.

2. RENT

Tenant shall pay to Landlord monthly rent in the amount agreed upon by the parties, payable in advance on the first day of each month at the address designated by Landlord or by electronic transfer as agreed. Failure to pay rent on time may result in late fees and other remedies available under Maryland law.

3. SECURITY DEPOSIT

Tenant shall pay a security deposit as agreed, to be held by Landlord as security for Tenant's performance of obligations under this Lease. The deposit shall be returned to Tenant within the time frame and subject to the conditions set forth by Maryland law.

4. USE OF PREMISES

The Premises shall be used solely for residential purposes by Tenant and those listed on the Lease. Tenant shall comply with all laws, ordinances, and regulations, and shall not engage in any illegal activities on the Premises.

5. OCCUPANTS

Only the persons named as Tenant on this Lease and the following occupants shall reside at the Premises:
_____. No other persons may occupy the Premises without prior written consent of Landlord.

6. MAINTENANCE, REPAIRS, AND ALTERATIONS

Tenant shall keep the Premises clean and in good condition and shall promptly notify Landlord of any damage or needed repairs. Tenant shall not make alterations or improvements without Landlord's prior written consent. Landlord shall maintain the Premises in compliance with applicable housing and health codes.

7. UTILITIES

Tenant shall be responsible for payment of all utilities and services supplied to the Premises except those specifically

agreed to be paid by Landlord: _____.

8. ENTRY BY LANDLORD

Landlord may enter the Premises in accordance with Maryland law for purposes of inspection, repairs, or showing the Premises to prospective tenants or purchasers, provided reasonable notice is given except in case of emergency.

9. PETS

No pets shall be brought on or kept on the Premises without the prior written consent of Landlord. If pets are allowed, Tenant agrees to comply with all applicable rules and regulations and shall be responsible for any damage caused by pets.

10. SMOKING

Smoking is _____ on the Premises. Tenant agrees to abide by this rule.

11. SUBLEASE AND ASSIGNMENT

Tenant shall not sublease or assign this Lease or any interest in the Premises without prior written consent of Landlord, which shall not be unreasonably withheld.

12. DEFAULT AND TERMINATION

If Tenant fails to comply with any term of this Lease, including payment of rent, Landlord may exercise legal remedies as permitted under Maryland law, including termination of this Lease and eviction proceedings.

13. LEAD-BASED PAINT DISCLOSURE

The Premises were built before 1978 and may contain lead-based paint hazards. Tenant acknowledges receipt of the pamphlet 'Protect Your Family From Lead In Your Home' as required by federal law.

14. GOVERNING LAW

This Lease shall be governed by and construed in accordance with the laws of the State of Maryland. Any disputes arising under this Lease shall be resolved in courts located within the appropriate jurisdiction in Maryland.

15. ENTIRE AGREEMENT

This Lease contains the entire agreement between the parties. No other understandings, statements, promises, or inducements contrary to the terms contained herein shall be valid or binding.

16. AMENDMENTS

Any amendments or modifications to this Lease must be in writing and signed by both Landlord and Tenant.

LANDLORD SIGNATURE

TENANT SIGNATURE

Signature: _____

Signature: _____

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