



**University Haven
Management Company, Inc.**

9 Marmaduke Court • Baldwin, MD 21013
410-593-9655 • www.uhmcrentals.com

RESIDENTIAL LEASE

*THIS IS A LEGALLY BINDING CONTRACT.
IF NECESSARY, SEEK COMPETENT LEGAL
ADVICE FOR CLARIFICATION AND EXPLANATION.*

THIS RESIDENTIAL LEASE AGREEMENT is made and entered into on _____ ,
between University Haven Management Company, Inc., hereinafter called "Landlord," and

hereinafter called "Tenant(s)." If more than one name, Tenants are jointly and severally liable for this Lease.

SECTION 1 – RENT

Landlord does hereby Lease / Rent to Tenant, and Tenant does hereby hire from Landlord, the Property known
as _____ , hereinafter called "Property"
for a "**Term**" of _____ year(s) or month(s), to Commence on _____ ,
and End on _____ , for the total sum of \$ _____ /
_____ US Dollars.

Tenant agrees to pay, without demand, to Landlord as base rent for the Property the sum of
\$ _____ / _____ US Dollars per month
in advance of the _____ day of each month beginning _____ .

SECTION 2 – AUTOMATIC RENEWAL AND NOTICE OF TERMINATION

This Lease automatically renews on a month-to-month basis unless Landlord or Tenant provides the other Party
written notice of termination **NOT** less than ninety (90) days before the Lease End date as stated above.

If this lease automatically renews on a month-to-month basis, it will continue to renew on a month-to-month basis
until either Party provides written notice of termination to the other Party and the notice of Lease termination will be
effective on the date designated in the notice, but **NOT** sooner than 60 days after the notice is given. If necessary,
rent will be prorated on a daily basis.

SECTION 3 – SECURITY DEPOSIT

Tenant agrees to deposit with Landlord the total sum of \$ _____ / _____
US Dollars, to be held as Security Deposit for the faithful performance by the Tenant of the covenants, conditions,
rules, and regulations contained herein. The Security Deposit, or any portion thereof, may be withheld for unpaid
rent, breach of Lease, or damage, in excess of ordinary wear and tear, by the Tenant, Tenant's family, agents,
employees, social guests, or animals brought into the Property.

Once Tenant quits and surrenders Property, Tenant shall have the right to be present when Landlord inspects the
Property. Earned Deposit will be returned within forty-five (45) days of the Tenant vacating Property and returning
all keys. Per applicable laws, Security Deposit may **NOT** be used to pay last month of rent. Security Deposit Interest
shall be paid at the rate specified by Maryland Law Real Property Article 8, Section 203.



SECTION 4 – PAYMENTS; LATE CHARGES; OTHER CHARGES; DEFAULT

Tenant agrees to pay rent in tangible funds, payable to University Haven Management Company, Inc.

Landlord offers a variety of payment methods as described on our website www.uhmcrentals.com. If Tenant chooses to deliver payment to the drop box located at 2919 St. Paul Street, Do NOT leave cash. It is the responsibility of the Tenant to assure that the rent arrives on or before due date. Landlord does not accept any responsibility for lost or misdirected payments. **Cancelled check or electronic receipt will serve as notification of payment received.**

Rent Allocation—Rent Payments will be applied in the following manner: first to citations, secondly to past judgements and court costs, next to water bills and utilities, and lastly to monthly base rent.

Tenant agrees to pay promptly the rent as herein provided when due without any deduction, set-off, recoupment, or counterclaim whatsoever. If the rent is not paid when due, it shall be deemed late, and Tenant will pay, as additional rent, a sum equal to five percent (5%) of the amount of delinquent rent due.

If Tenant’s rent payment does not clear the bank, for any reason whatsoever, Tenant will pay as additional rent a charge of **Fifty US Dollars (\$50.00)**.

Pursuant to Maryland law and court process, Tenant may be evicted from the Property for violation of any term, covenant or condition of this Lease including, but not limited to, non-payment of rent, regardless of bankruptcy. If Tenant files for bankruptcy during Lease Term, this Lease Agreement supersedes bankruptcy hearings and rent shall be paid in full as per Terms within this Lease.

If Landlord must institute legal proceedings against Tenant for non-payment of rent or for violations of other terms or conditions of this Lease, Tenant will be charged with actual legal expenses and court costs.

SECTION 5 – PROPERTY USE AND OCCUPANCY

Tenant will notify Landlord in writing within ten (10) days of the Lease Commencement, of any problem or adverse condition of the Property.

The Property shall be used and occupied by Tenant exclusively as a private single-family residence. During the Term of this Lease, neither the Property nor any part thereof shall be used at any time for the purpose of carrying on any business, profession, or trade of any kind, or for any purpose other than as a private single-family residence. Tenant shall comply with all the sanitary laws, ordinances, rules, and orders of appropriate governmental authorities affecting the cleanliness, occupancy, and preservation of the Property, and the sidewalks connected thereto.

Tenants covenant to use the Property for residential purposes only, to keep the Property clean and safe, and to use all equipment and facilities in the Property in a correct manner. The Tenant shall not deliberately or negligently damage, deface, or destroy the Property, or knowingly allow any person to do so. If Tenant or any guest or invitee damages, defaces, or destroys the Property, Tenant shall promptly pay Landlord the costs of the necessary repairs.

Except by prior written consent of Landlord, the Property shall be occupied by none other than herein named:

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

SECTION 6 – GUESTS

Tenant may house any single guest for a maximum period of fourteen days every six months, provided that guest maintains a separate residence. Nurses and/or home-health workers required to care for Tenant during an illness are exempted from this provision.

SECTION 7 – ASSIGNMENT AND SUBLETTING

Tenant agrees that this Lease shall not be assigned in whole or in part nor shall all or any portion of the Property be sublet without first obtaining the written consent of Landlord, which consent may be withheld in the sole and absolute subjective discretion of Landlord. This prohibition includes assignment or subletting by operation of law or otherwise.



SECTION 8 – ABANDONMENT OF CONTROL AND POSSESSION OF THE PROPERTY

If at any time during the Lease Term, Tenant abandons the Property or any part thereof, Landlord has the right to enter the Property, by any means, without being liable for any prosecution and without becoming liable to Tenant for damages or payment of any kind whatsoever.

If Landlord’s right of re-entry is exercised following abandonment of the Property by the Tenant, Landlord will consider any personal property belonging to the Tenant and left in or on the Property to also have been abandoned, in which case Landlord may dispose of all such personal property in any manner Landlord shall deem proper and is hereby relieved of all liability for doing so.

SECTION 9 – KEYS / LOCKS / LOCKOUTS

Tenant will be issued a single set of keys for which Tenant is responsible. Keys supplied by the Landlord remain the property of the Landlord and must be returned at the end of the Lease Term. There will be a **Twenty-Five-dollar (\$25.00)** charge for each key that is not returned to the Landlord upon vacating the Property.

Tenant will be charged **One-Hundred dollars (\$100.00)** for any lockout prior to 8 A.M. and after 4 P.M. Monday through Friday and during any weekend and public holiday. Tenant may NOT change any lock on the Property without written permission from the Landlord.

Keyed locks are NOT permitted on bedrooms doors per local laws/ordinances as it is a fire hazard.

SECTION 10 – UTILITIES

A. Tenant agrees to pay for the following utility services:

- Gas Electric Water & Sewage Oil Delivery Other: _____

B. Landlord agrees to pay for the following utility services:

- Heat Water & Sewage Other: _____

Upon Lease commencement, Tenant is responsible to establish, maintain and pay utility accounts as indicated. All utility bills shall be deemed additional rent. In the event Tenant fails to pay the utility bill charges within thirty (30) days of receipt, Tenant shall be deemed in default under the terms of this Lease, and the amount thereof may, at the discretion of Landlord, be added to and deemed part of the rent due, and Landlord shall have the same remedies for the collection of such charges as for collection of rent.

SECTION 11 – DANGEROUS MATERIALS

Tenant shall not keep or have on the Property any article or thing of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on the Property or that might be considered hazardous by any responsible and accredited insurance company.

SECTION 12 – PESTS

Tenant shall aid in pest control by maintaining a high standard of good housekeeping. Apartment units will be treated for pests on an as-needed basis. Landlord is not responsible for unnatural pests such as bedbugs. If a Tenant is deemed responsible for introducing an unnatural pest to the building, the Tenant(s) will be held liable.

SECTION 13 – PETS

Pets shall not be allowed in or on the Property without the express written consent of the Landlord. **Any Tenant who wishes to keep a pet at the Property during Lease term must sign a separate Pet Addendum.** Tenant shall pay to Landlord, in trust, a deposit to be held and disbursed for pet damages to the Property as provided by law. This deposit is in addition to any other Security Deposit stated in this Lease.

SECTION 14 – PARKING

Any parking that may be provided is strictly self-park and is fully at the automobile owner’s risk. **Any tenant who wishes to rent a private parking space or garage must sign a separate Parking Lease.**

SECTION 15 – CONDITION OF PROPERTY

Tenant stipulates that Tenant has examined the Property, including the grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, repair, and in a safe, clean, and livable condition.



SECTION 16 – MAINTENANCE AND REPAIR

Tenant will keep the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal thereof. Tenant shall keep the fixtures on or about the Property in good order and repair. General cleaning of the unit is the responsibility of the Tenant.

Major maintenance and repair of the Property, not due to misuse, waste, or neglect by Tenant, or that of Tenant's employee, family, agent, or visitor, shall be the responsibility of Landlord or his assigns. Tenant is required to report all maintenance and repair issues in a timely manner, as they occur.

Tenant MUST call 410-593-9655 for any emergency maintenance which relates to lock-out, gas, fire, water, or electricity. Electronic communication is NOT acceptable for these issues as they warrant a voice phone call.

SECTION 17 – ALTERATIONS AND IMPROVEMENTS

Tenant shall not paint, wallpaper, alter or redecorate, change or install locks, install antennas, security alarms, or other equipment or use adhesive materials on or inside any portion of the Property. Tenant shall not place signs, displays, or other exhibits in windows or on the exterior of the Property without the written consent of the Landlord.

SECTION 18 – DESTRUCTION OF PROPERTY

If the Property is rendered totally unfit for occupancy by fire, tempest, or other act of God, or by the acts of rioters or public enemies, or other unavoidable accident, the tenancy hereby created from the Lease shall immediately cease upon the payment of the rent apportioned to the time of such happening. If, however, the Property is only partially destroyed or damaged and Landlord decides to repair the damage, then such repairs shall be made by Landlord without unreasonable delay, Rent shall not abate, and this Lease shall remain in full force and effect.

SECTION 19 – TENANT'S PERSONAL PROPERTY

Landlord has obtained insurance to cover fire damage to the building itself and liability insurance to cover certain personal injuries occurring as a result of property defects or Landlord's negligence. Landlord's insurance does not cover Tenant's possessions or Tenant's negligence. **Tenant shall obtain a personal insurance policy to cover damage or loss of personal possessions, as well as losses resulting from personal negligence.**

SECTION 20 – LANDLORD ACCESS AND RIGHT OF INSPECTION

Landlord and Landlord's agents shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Landlord may be required to make by reason of other provisions of this Lease or by reason of the requirements of public authorities.

For a period of ninety (90) days prior to the expiration of the term of this Lease, or any renewal thereof, Landlord shall have the right, at reasonable times, to show prospective tenants or purchasers the Property and to post "For Sale" or "For Rent" signs thereon, if not prohibited by law. **All efforts will be made to provide 24 hour notice.**

SECTION 21 - END OF TERM

At the end of Lease term, or any renewal thereof, Tenants shall surrender the Property to Landlord in as good condition as when received, except for any damage caused by ordinary wear and use thereof; and Tenant further agrees to surrender the Property free and clear of all personal property and debris.

Tenant has the right to be present when Property is inspected for damage. Tenant must provide written notification of intention to vacate, which is to include the Tenant name, current address, move-out date and forwarding address. This notice must be provided thirty (30) days prior to move-out.

Keys supplied by the Landlord remain the property of the Landlord and must be returned at the end of the Lease period. **There will be a \$25.00 charge for each key that is not returned to the Landlord after Tenants have vacated the Property.**

SECTION 22 – RULES AND REGULATIONS

Landlord's existing Rules and Regulations shall be initialed by Tenant, attached to this agreement, and incorporated into it. Landlord may adopt other rules and regulations at a later time provided that they have a legitimate purpose, do not modify Tenant's rights substantially, and do not become effective without at least two (2) weeks written notice.



SECTION 23 – POSSESSION

If Landlord is unable to deliver possession of the Property to Tenant on the agreed date, because of the loss or destruction of the Property or because of the failure of the prior residents to vacate, the Tenant and/or Landlord may immediately cancel and terminate this agreement upon written notice to the other Party at their last known address, whereupon neither Party shall have liability to the other, and any sums paid under this Agreement shall be refunded in full. If neither Party cancels, this Agreement shall be prorated and begin on the date of actual possession.

SECTION 24 – WAIVER

Any waiver of any covenant or condition of this Lease shall extend to the particular case only, and only in the manner specified, and shall not be construed as applying to or in any way waiving any further or other rights hereunder. The exercise of any of the options previously mentioned shall not be construed as a waiver of Landlord's right to recover actual damages for any breach in an action at law, or to restrain any breach or threatened breach in equity or otherwise. Acceptance of rent with knowledge of default shall not be a waiver of that default. No payment by Tenant or receipt by Landlord of a lesser amount than any payment of rent herein stipulated shall be deemed to be other than on account of the earliest rent due and payable, nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction. Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or pursue any other remedy provided in this Lease, at law or in equity.

SECTION 25 – INDEMNIFICATION

Except to the extent specifically limited by law, Tenants shall indemnify and save harmless Landlord and its contractors and subcontractors and its or their present and future controlling persons, directors, officers, owners, agents, and employees from and against any and all claims, actions, damages, liability and/or expense in connection with loss of fire, personal injury and/ or damage to property arising from or out of the condition of the Property or because of the occupancy or use by Tenants of the Property or any part thereof or any other part of Landlord's property, or occasioned wholly or in part by any act or omission of Tenant or Tenant's family or each of their agents, employees, invitees, or contractors or any other person on the Property during the term of this Lease.

SECTION 26 – ENTIRE AGREEMENT

The provisions hereof together with any addendum attached hereto and initialed by the parties represent the complete and entire agreement between the parties with respect to the Property.

SECTION 27 – MISCELLANEOUS

The captions are for convenience only and are not to be read to limit or define this Lease. This Lease is to be interpreted under the laws of the State of Maryland. The provisions hereof are binding on the parties hereto and their personal representatives, successors, and assigns; provided that no rights shall inure to the benefit of any personal representative, successor, or assign of Tenants unless approved by Landlord in writing pursuant to Section 7.

Tenant hereby acknowledges having read, understood, and agreed to the terms and conditions in this Rental Lease Agreement. Tenant acknowledges having been provided a copy of this Lease.

WITNESS the hands and seals of the parties hereto as of the day and year first above written.

_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date
_____ Landlord / Leasing Agent Signature	_____ Date

_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date
_____ Tenant Signature	_____ Date



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR
LEAD-BASED PAINT HAZARDS**

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, Landlords must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord Disclosure

- (A) Presence of lead-based paint and/or lead-based paint hazards (check 1 or 2 below)
1. Known lead-based paint or known lead-based paint hazards are present in the housing.
 2. Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (B) Records and Reports available to the Landlord (check 1 or 2 below)
1. Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and lead-based paint hazards in the housing (list document below).

Lead Paint Risk Reduction Inspection Certification completed by MDE licensed inspector prior to move-in

2. Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgement and Receipt for Documents (INITIAL)

Tenants have received copies of all information above, the pamphlet "Protect Your Family from Lead in Your Home" and "Notice of Tenants' Rights"

Tenant Initials: _____

Agent Acknowledgment (INITIAL)

_____ Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. §4852d and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

Landlord hereby guarantees current compliance with State and Local Lead Paint Laws at time of move in, however, tenant upon discovering any flaking or peeling paint in, or around, the apartment at any time while occupying said premises, will notify Landlord immediately by certified mail.

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided is true and accurate.

_____	_____	_____	_____
Tenant Signature	Date	Tenant Signature	Date
_____	_____	_____	_____
Tenant Signature	Date	Tenant Signature	Date
_____	_____	_____	_____
Tenant Signature	Date	Tenant Signature	Date
_____	_____	_____	_____
Landlord / Leasing Agent Signature	Date		



UNIVERSITY HAVEN MANAGEMENT COMPANY, INC. –

RULES & REGULATIONS

CORRESPONDENCE

Your address and unit number must be included on all correspondence to Landlord – including rental payments.

Tenant consents to receive notifications electronically through email or text message at the discretion of the Landlord.

Tenant Initials: _____

Tenant MUST call 410-593-9655 for any emergency maintenance which relates to lock-out, gas, fire, water, or electricity. Electronic communication is NOT acceptable for these issues as they warrant a voice phone call.

LOCKOUTS

Tenant will be charged **One-Hundred dollars (\$100.00)** for any lockout occurring outside of regular business hours or on a public holiday. Tenant may NOT change any lock on the Property without written permission from the Landlord.

FIRE & SMOKE DETECTOR

The Property has the following Items installed: Carbon Monoxide and Smoke Detector. Tenant agrees to check the Items in the apartment on a regular basis and replace the batteries as required. If there is a problem with either Item, it is the responsibility of the Tenant to immediately report the problem to the office. **Dismantling or otherwise making Item(s) inoperable will result in a charge of One-Hundred Dollars (\$100) and will be a violation of this Lease.**

Due to fire and other safety hazard concerns, hallways, walkways, and stairs must remain clear. Padlocks may not be placed on bedroom doors, windows, or fire escapes. If applicable, keep laundry facilities clean. Dryer vents should be cleared of lint between every load.

SAFETY & SECURITY

Tenant shall NOT go on the roof of any building for any reason. Fire Escapes are to be kept clear at all times and are never to be used as outdoor living space. Do not obstruct sidewalks, walkways, stairs, and garbage truck access or fire lanes outside the building. ALL illegal activity is prohibited on the premises. Tenant will keep the common area in front of the unit door clean and clear of debris. Tenant will keep their unit and building secure by locking all unit, common area, and exterior doors, as applicable.

RECEIVING PACKAGES

Tenant should strongly consider having packages delivered to a locker or other secure location to prevent theft from porches and vestibules.

SMOKING

Landlord reserves the right to prohibit smoking at any time. Smoking should not disturb your neighbors or cause any damage to the Property. Tenant is responsible for the proper disposal of all lit smoking materials in an appropriate non-flammable container.

NOISE

Tenants and their neighbors are entitled to the quiet enjoyment of their unit. Tenant agrees not to cause or allow any noise or activity on the Property which might disturb the peace and quiet of another Tenant and/or neighbor. Loud noises such as music speakers, televisions, musical instruments, and parties which disturb your neighbor are prohibited. Said noise and/or activity shall be a breach of this Lease Agreement.

WATER ACCESSORIES

The following items are prohibited under all circumstances: water beds, portable dishwashers, portable washing machines, bidets, and any other water-based accessories. If one of these accessories is found to have caused flooding to this or any other unit, the Tenant will be held responsible.



UHMC, INC. – RULES & REGULATIONS (continued)

TRASH

All ordinary household trash should be placed in closed trash receptacles for periodic collection. All other trash such as Christmas trees, furniture, broken appliances, etc. are to be disposed of by the Tenant in a proper manner at their own expense. Tenant will be held accountable for all fines due to improper trash disposal and for all costs incurred should Landlord have to clean and remove any debris.

FURNACES

Tenant is required to monitor the furnaces in their apartment and replace the filters QUARTERLY. Tenants can request air filters from the Landlord, and maintenance staff can replace air filter for Tenant upon request.

FLOORING (HARDWOOD & LAMINATE)

Felt pads, rugs or other protective devices must be placed under all furnishings. Tenant is required to promptly clean spills or accidents on flooring to avoid damages to floors.

QUARTZ COUNTERTOP

Tenants with quartz countertops are responsible for keeping the stone in good condition. Tenant shall not place hot cookware or use sharp utensils directly on the countertop. Use of trivets, mats, or hot pads and a cutting board is required.

WINDOWS

If Property includes heat paid by Landlord, windows MUST remain closed during heating season. Tenant is responsible for any cracks or breaks in the window regardless of the nature of the break.

DRAIN STOPPAGE

As of the date of this Lease Agreement, the Landlord warrants that the dwelling's sewage drains are in good working order and that they will accept the normal household waste for which they were designed. Drains will not accept foreign objects (ex. condoms, paper, diapers, wipes, sanitary napkins, tampons, toys, napkins, paper towels, cotton swabs, tooth floss, hair, grease, oil, table scraps, clothing, rags, sand, dirt, rocks). Tenant agrees to pay for clearing the drains of all stoppages except those which, as the plumber who is called will attest in writing, were caused by defective plumbing, tree roots, or acts of God. All Tenants are responsible for owning a plunger. Tenant agrees to exercise care in using water and to promptly report all water leaks via PHONE CALL to the Landlord. If Tenant fails to report a water leak in a timely manner, Tenant agrees to pay the resulting additional water and sewer service charges.

ALTERATIONS, DECORATIONS, AND REPAIRS

Tenant shall not alter or repair the Property or building in any way without written consent of Landlord. No satellite dishes, antennas, security alarms etc. shall be installed. No signage is allowed in windows, in yard, or anywhere on property. No items (including those intended to be free to others) may be left anywhere on property—including porch, yard, street, and alley.

FREE ITEMS

Under no circumstances may the Tenant leave items marked as FREE outside, in front of, or behind the property. Tenant is responsible for paying any fines incurred from Baltimore City for leaving trash or other items outside of our building.

TENANTS LIVING IN SINGLE FAMILY HOMES / ROWHOMES ONLY

Tenant is responsible for all fees relating to extermination of rodents and/or insects. Tenant is responsible for maintaining/cutting the entire lawn and shrubbery. Tenant is responsible for all snow removal including sidewalks in front of the property. Landlord will invoice Water/Sewage usage in a timely manner as received from Baltimore City. Invoice will be in the form of a Collections Notice.

Tenant Initials: _____

Landlord / Leasing Agent Signature **Date**

