

East Coast Properties USA Llc
Flip Boy Properties LLP
130 Admiral Cochrane Dr Suite 101
Annapolis, Maryland 21401

“LEASE AGREEMENT”

This agreement made this _____ Day, **by and between East Coast Properties USA Llc //Or Flip Boy Properties LLP** (hereinafter referred to as “Landlord”) and _____ (hereinafter referred to as “Tenant”). The Landlord does hereby lease to tenant for the sum of \$ _____ **Per MONTHLY** basis, the premises known as (_____) Rent will be payable in advance on or before the first Saturday of each month in the form of cash, money order, or cashier’s check, no personal checks accepted. This payment may be mailed to **(130 Admiral Cochran Dr Annapolis Md 21401) or given to the landlord**. It is understood and agreed that tenant is to commence occupancy of the premises on approximately the (_____) **20** _____.

“IT IS UNDERSTOOD AND AGREED”

1. **Payment of rent and other charges:** Rent shall be paid in advance on or before the 1st Saturday of each month. A late charge of 5% shall be charged if rent is not received by Landlord within four days of the due date. Tenant agrees to pay court costs, including a reasonable attorney’s fee for any court proceedings required to be instituted by Landlord to enforce the terms of the lease.
2. Landlord agrees to deliver possession of the premises to tenant as of the beginning of the term herein above written and if for any reason such possession shall not be delivered to tenant, rent shall abate until the date of delivery of possession.
3. **Use of Premises:** The premises shall be used only for residential purposes and shall be occupied only by those persons listed on the rental application or by such other persons as the Landlord may, upon written notice from tenant, from time to time allow.
4. (a) **Utilities:** Tenant shall procure and pay for directly all charges for gas, electricity, heat, telephone and other services used on or supplied to the premises. **The tenant is responsible for notifying BG&E of the first day of residence (1-800-685-0123). Verification will be made prior to tenant move-in.**

(b) The landlord agrees to pay the water/sewer bill.

****Tenant Signature** _____

(c) If in the event that an eviction must be scheduled and tenant does not tender monies due until after Landlord and eviction crew is at their door with a constable from the court, there will be a \$35.00 charge to the tenants account. These monies shall be deemed as additional rent and may be collected as same.

****Tenant Signature** _____

5. **Compliance with Regulations:** Tenant agrees to comply promptly, at his/her expense, with all laws, codes including zoning codes, ordinances, administrative and court orders and directives, rules and regulations, whether now in affect or hereafter promulgated, applicable to the use and occupancy of the premises by tenant and all other persons living or permitted on the premises by tenant.
6. (a) **Repairs and Maintenance:** Tenant agrees, at his/her expense, to keep the premises in good order and repair and in a safe, neat clean and sanitary condition. Such repair and maintenance shall

include, by way of example but not by way of limitation, keeping house, yard and sidewalk clean and free from trash. Tenant agrees to surrender the premises at the end of term in good order, repair and condition, ordinary wear and tear expected, and to make all necessary ordinary or minor repairs, interior and exterior. Such ordinary or minor items, including by way of example but not by way of limitation such items as electric light bulbs and fuses and garbage cans. Tenant agrees to provide, at his/her expense, for the removal of trash and rubbish from the premises.

(b) As to major repairs, tenant shall promptly notify Landlord in writing of items or conditions requiring replacement or repair. Tenant agrees to pay Landlord for the costs of repair of damage or condition caused by neglect, misuse or willful acts of tenant or any persons living on or permitted on the premises by tenant. Such damage or condition shall include, by way of example but not by way of limitation, damage to pipes or plumbing fixtures due to tenant's failure to provide sufficient heat to keep pipes from freezing and damage to or servicing of furnace due to tenant's failure to operate such furnace properly.

7. **Security Deposit:** Tenant agrees to deposit, with Landlord as security for unpaid rent and damages to the premises by tenant, his/her agents or employees, and persons living on or permitted on the premises, by tenant. Tenant has the right to receive from Landlord a written list of all damages existing on the premises if tenant makes a written request of such within 15 days of his/her occupancy. At the conclusion of the tenancy, the security deposit, with interest as provided by law, shall be refunded by Landlord to tenant, after deduction of unpaid rent and damages to the premises, ordinary wear and tear expected, **less a \$100.00** floor/carpet cleaning charge, within 45 days from the end of the tenancy. Tenant has a right to be present at Landlord's inspection of the premises to determine if damage was done to the premises if tenant notifies Landlord by certified mail at least 15 days prior to the date of moving of his/her intention to move, date of moving and new address. Upon receipt of such notice Landlord shall notify tenant by certified mail of the time and date of inspection, which shall occur within five days before or five days after the date of moving designated in tenant's notice.

8. **Alterations and Improvements:** Tenant shall at no time make any alterations, improvements or changes of any kind to the premises, without first securing the Landlord's written consent. All improvements, alterations and replacements installed by tenant shall upon installation become the property of the Landlord without payment therefore by Landlord: all furniture and furnishings and other like moveable items shall be responsible for any damage resulting from the removal of such items from the premises.

9. **Landlord Access to Premises:** Landlord and his agents shall have the right at all reasonable times to enter the premises for the purpose of making repairs to or inspecting the same and, upon notice of termination to or by tenant, to show both the interior and exterior of the premises to prospective tenants.

10. **Locks:** Tenant shall at no time alter or add any lock or lock cylinder in any door on the premises without first securing the Landlord's written consent. If such consent is given, tenant shall immediately provide Landlord with a duplicate key for any such added or changed locks. Upon move out all keys will be returned to the landlord. There will be a charge of **\$30.00** for each key lost or not returned to the landlord when the tenant moves out. The number of keys given to tenant was 2. _____/initials

11. **Subletting Prohibited:** Tenant shall not sublet or assign this agreement without prior written consent of Landlord.

12. **Termination:** The tenancy created by this lease shall continue for month to month and thereafter from month to month, unless terminated as provided herein.

(a). Landlord shall have the right to terminate the lease immediately upon default by tenant. Default shall consist of either failure to pay rent or other breach of tenant's obligations hereunder.

(b). Tenant shall have the right to terminate the lease at the end of their term or any renewal thereof upon thirty (30) days written notice thereof to Landlord by certified mail, and shall notify Landlord of the specific date of moving within 72 hours prior to the moving date.

(c). Landlord shall have the right to terminate the lease at the end of the term or any renewal thereof, upon thirty (30) days written notices thereof to tenant by certified mail.

(d). In the event of destruction of the premises, the lease shall terminate immediately.

13. **Breach of Lease, Landlord's Remedies**: Tenant's violation of any term of this lease, including failure to pay rent shall be considered a breach of the lease, and Landlord may avail himself of whatever legal remedies, including summary ejectment, are available to recover possession of the premises. In such case Landlord may retain from the security deposit any damages incurred by reason of tenant's breach, but such retention shall not constitute a waiver by Landlord of any other rights he may have.

14. **Non-Waiver**: The failure of Landlord to insist upon strict performance of any of the covenants of this lease, or to exercise any option herein contained, shall not be construed as a waiver or relinquishment of such covenant or option, but the same shall continue and remain in full force and effect.

15. **Lease Construed in Accordance with Statute**: this shall be construed in accordance with applicable laws and statutes now in effect or hereafter promulgated, and if any provision of this lease shall be invalid or void by reason of statutes hereafter promulgated, the invalidity of such provision shall not affect the validity of this lease as a whole.

16. **Rental Application**: Tenant agrees that all information supplied in the rental application, which is made a part of this agreement is true and correct and, in the event any information relied upon by Landlord in entering in this lease is not true and correct Landlord shall be entitled to immediate repossession of the property pursuant to the law.

17. **Notices**: Where there are two or more tenants, wherever notices are required to be given by Landlord to Tenant, notice given to one shall constitute notice to all.

18. **Meaning of Terms**: The term "*Landlord*" used herein shall be construed to include the Landlord or his agent and the term "*Tenant*" shall be construed, wherever appropriate to include the Tenant and his family, servants, agents, or employees, visitors or invitees.

19. **Charges Against Tenant as Rent**: Wherever this agreement calls for charges against Tenant, in the event Tenant fails to make such payment immediately upon demand by Landlord, the amount thereof may, at Landlord's discretion, be added to and deemed part of the rent due and Landlord shall have the same remedies for collection thereof as he has for collection of rent.

20. **Indemnity and Insurance**: Except where same is caused by Landlord's negligence, Tenant will indemnify and hold harmless Landlord from and against any loss, damage, liability, and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in or upon the premises. If Landlord shall, without fault on its part, be made party to any litigation claiming such loss, damage, liability and expense commenced by or against Tenant, the Tenant shall protect and hold Landlord harmless from all costs, expenses and reasonable attorney's fees incurred by Landlord in connection with such litigation. Tenant shall also pay all costs expenses and reasonable

attorney fees that may be incurred by Landlord in enforcing the covenants of this lease. The landlord **strongly recommends** that the tenant have **renter insurance** to cover the cost of replacing personal property.

21. **Pets & Waterbeds:** Neither pets nor waterbeds are permitted on the premises.

22. **Other:**

(a). Keep garbage areas clean. NO SMOKING INSIDE APARTMENT

(b). Keep from making loud or bothersome noises and disturbances and to play music and broadcast programs at all times so as not to disturb other people's peace and quiet.

(c). Criminal activity on the part of the tenant will be grounds for immediate eviction.

23. Eating or chewing paint or plaster or household dust that contains **LEAD**, by children, especially under 6 years of age, may cause severe illness. Areas in the property that are of particular concern for chipping, flaking, loose or peeling paint, plaster, or wallpaper are doors, windows, woodwork, and wood-trim. Therefore, if you have a child who lives with you or will live with you, and you find any chipping, flaking, loose, or peeling paint, plaster or wallpaper, either inside or outside the house, you must tell us **IN WRITING IMMEDIATELY** so that we can make repairs.

BEFORE RENTING AND SIGNING THIS FORM, you must inspect the property carefully. If there is any chipping, flaking, loose or peeling paint, plaster, or wallpaper on the property now, please list the locations below. If more space is needed to answer any questions write the additional information on the back.

Please list the names, ages, and birth dates of all children who will be living at the property:

Are any of the above listed children receiving now or have they previously received treatment for lead poisoning? YES___/NO___ If yes, please list their names, when and where they were treated below.

TENANT HAS READ OR HAS HAD THIS AGREEMENT READ TO HIM/HER, UNDERSTANDING SAME HAS RECEIVED A COPY, AND BOTH LANDLORD AND TENANT BY THEIR SIGNATURES HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS SET FORTH HEREIN. I UNDERSTAND THAT EATING OR CHEWING LEAD PAINT IS DANDEROUS TO CHILDREN I WILL NOTIFY THE LANDLORD IN WRITING IMMEDIATELY IF I FIND CHIPPING, FLAKING, AND LOOSE OR PEELING PAINT, WALLPAPER, OR PLASTER. I HAVE INSPECTED THE PROPERTY CAREFULLY, AND EXCEPT AS SPECIFICALLY LISTED ON THIS FORM BY ME, THERE IS NO CHIPPING, FLAKING, LOOSE OR PEELING PAINT, PLASTER OR WALLPAPER.

****Tenant Signature**_____

Security Deposit of \$(_____) & Rent (_____) to be paid at time of move in.

LANDLORD: East Coast Properties USA/ **FlipBoyPropertiesLLC**_____

Date_____

Steven Bonnefond PropertyManager. _____ Date_____

James McNeill Property Manager. _____ Date _____

****TENANT** _____ **Date** _____