

STANDARD LEASE AGREEMENT

Listing Office _____ Phone _____ Listing Agent _____
Leasing Office _____ Phone _____ Leasing Agent _____

DATE This Lease, made this _____ day of _____, 19____, By and between _____
LESSOR Phone _____, hereafter called "Lessor," (_____
Phone _____ is the management entity) of the said property hereafter described, and _____

_____ Phone _____, hereafter called "Lessees"

LESSEE Lessor hereby leases to Lessees and the latter do hereby rent from the former, premises at _____
ADDRESS _____ County, Maryland, for a term of _____, beginning on the _____ day of _____, 19____, and ending
TERM _____

PAYMENT on the _____ day of _____, 19____, at and for the total rent of _____ Dollars (\$ _____)
payable in monthly installments of _____ Dollars (\$ _____)

ADDRESS on the _____ day of each and every month of said term in advance at the office of the Lessor or his agent _____
[LESSOR] _____, subject to the following terms and conditions:

DEPOSIT 1. **Security Deposit:** The Lessee shall, upon execution of this lease, deposit with the Landlord the sum of _____
_____ Dollars (\$ _____). The lessor hereby acknowledges receipt from Lessee, payment of the security deposit and said Lessees
are hereby advised with respect to their rights under Maryland law with regards to their security deposit paid and acknowledged above.

The security deposit, or any portion thereof, may be withheld for unpaid rent, damage due to breach of lease or for damage to the leased premises by the Lessee, his family, agents, employees, or social guests in excess of ordinary wear and tear. The Lessee has the right to be present when the Lessor or his Agent, inspects the premises in order to determine if any damage was done to the premises. If the Lessee notifies the Lessor by certified mail of his intention to move, the date of moving, and his new address. The notice to be furnished by the Lessee to the Lessor shall be mailed at least 15 days prior to the date of moving. Upon receipt of the notice, the Lessor shall notify the Lessee by certified mail of the time and date when the premises are to be inspected. The date of inspection shall occur within five (5) days before or five (5) days after the date of moving as designated by the Lessee's notice. The Lessee shall be advised of his rights under the subsection in writing at the time of his payment of the security deposit. Failure by the Lessor to comply with this requirement forfeits the right of the Lessor to withhold any part of the security deposit for damages. The security deposit is not liquidated damages and may not be forfeited to the Lessor for breach of the rental agreement, except in the amount that the Lessor is actually damaged by the breach.

In calculating damages for lost future rents any amount of rents received by the Lessor for the premises during the remainder, if any, of the Lessee's term, shall reduce the damages by a like amount.

The Lessor shall return within 45 days after the end of the tenancy the security deposit to the Lessee, together with simple interest which has accrued in the amount of 4 percent per annum, less any damages rightfully withheld. Said interest shall accrue at six month intervals from the day the Lessee gives the Lessor the security deposit and interest is not compounded.

Lessor can withhold the security deposit or any portion of it for damages due to breach of lease, or damage to the leased premises by the Lessee, his family, agents, employer, or social guests in excess of ordinary wear and tear.

If any portion of the security deposit is withheld, the Lessor must present by first-class mail directed to the last known address of the Lessee within 30 days after the termination of the tenancy, a written list of the damages claimed in the above paragraph, together with a statement of the cost actually incurred.

The Lessee is hereby notified that if the Lessor shall impose a security deposit, upon written request the Lessor shall promptly provide the Lessee a written list of all existing damages. The request by the Lessee shall be made within fifteen (15) days of the Lessee's occupancy of the premises.

INITIALS _____ Lessee _____ Lessor

LATE CHARGE 2. Lessees covenant and agree to pay the aforesaid rent promptly as it becomes due and to abide by and perform all covenants on their part to be performed, and it is further agreed that if said rent or any part thereof shall be in arrears, at any time, LESSOR may bring action against LESSEES for possession, rent or damages as provided by law of the State of Maryland and/or Anne Arundel County, Maryland. It is understood and agreed by all parties that any rent payment made five (5) days or more after due date shall be subject to imposition of the late charge of 5% of monthly rental. Said late charge if not submitted with the late rental payment shall be due and payable with the next and ensuing payment or will be deducted from the security deposit.

In the event legal proceedings are instituted against the Lessee by the Lessor, either for payment of rent or for possession, then the Lessee agrees to pay all court costs incident to such proceedings, together with a reasonable attorney's fee.

USE 3. The premises shall be used only as and for the purpose of _____
_____. The premises shall not be occupied by any persons other than _____

COMMISSION 4. The Lessor herein mentioned agrees to pay to _____ for services as a broker a commission of _____

Should said Lessee purchase the said premises from the Lessor during the term of this lease or during a renewal, extension, or any additional lease between said parties for said premises, or within a reasonable period of time after the expiration of any such lease, the Lessor agrees to pay at time of settlement of sales, commission of seven (7) percent based on the purchase price.

Said Lessees hereby acknowledge that they have read this lease agreement, understand each and every provision herein contained or have sought the advice of counsel with respect to this lease agreement or any provision herein contained not so understood by them.

IN WITNESS WHEREOF, the Parties hereto have signed and sealed this lease the date and year first above written.

Receipt for the security deposit in the amount of _____ Dollars (\$ _____) is hereby acknowledged. (Two months rent maximum.)

The lease is contingent upon receipt of a credit report on the leasee(s) that is acceptable to the lessor(s) or the management entity by _____ 19____