

RENTAL LEASE

This lease is entered by and between the Lessor: Xiaoli Qi (hereinafter referred to as "Landlord") and the Lessee(s): Anqi He (hereinafter referred as "Tenant"). A room within the property located at 6103 Seminole St. Berwyn Heights, MD 20740 is to be rented to the tenant.

OCCUPANCY: The above property is to be available for tenant to move in on Aug 25, 2018. Tenant may not move into the property until full rent of first month and security deposit are paid. No smoking and no pet. The room is to be occupied solely by the tenant, not to be shared by his/he partner or to be subleased.

SECURITY DEPOSIT: A sum of \$ 480 was paid as security posit for the rental and a receipt will be provided upon payment. The security deposit is about to be refunded if the move-out condition of the rental room is satisfied by the landlord/manager. Any damage to the property caused by the tenant during his/her occupancy will first be deducted from the deposit.

MONTHLY RENT: Rent is to be \$ 480 dollars per month, due the first day of each month. A 5% late fee may be charged if the rent is not paid by the fifth of month.

LEASE PERIOD AND NOTICE OF INTENTION TO RENEW OR VACATE : A lease is to be signed on \_\_\_\_\_ 2018 for a period of 6 MONTHS from Aug. 25, 2018 to Feb. 25, 2019. Then, the lease will be on month-by-month basis. Each party should inform the other his/her intention to renew the lease or vacant 30 days in advance. If the tenant decides to vacant before the expiration of the lease, he/she has to pay the rent for the remainder of the lease period, according g to Maryland Law.

UTILITIES: The utility is to be shared by the number of persons living in the property, including gas, water, electricity and high speed internet. Other shared items include trash bags, house cleaning detergent. The tenant should pay the utility fee during their occupancy, even during their temporary absence such as vacation or out of town trip.

PROPERTY MAINTENANCE: The tenant should maintain the room and other public areas in the property clean and tidy to his/her best effort. The tenants should clean up the house according to a weekly housing cleaning schedule and a penalty of \$15 will be exercised for nonperformance. Any damage from fire, water spill and others due to negligence of the tenant will be the responsibility of the tenant. Trash management and hygiene maintenance of exterior house, including leaf collection and litter removal. Detailed guideline for house maintenance is attached as part of this lease.

Note: The tenant will also be responsible for shoveling snow on pave way. Report any damage immediately.

Tenant: Anqi He

Landlord/Manager:

Signature: Anqi He

Signature: Xiaoli Qi

Date: 08/25/2018

Date: Aug 25, 2018