



Prince George's County Association of REALTORS®, Inc.
LEASE ADDENDUM

Special provisions attached to and hereby made a part of the Lease dated \_\_\_\_\_, for property located at \_\_\_\_\_ 32 Lakeside Drive - \_\_\_\_\_ Room, Greenbelt, MD 20770 \_\_\_\_\_, Prince George's County, Maryland between \_\_\_\_\_, Tenant, and \_\_\_\_\_ Raymond Chang - Prop. Mgr. \_\_\_\_\_, Landlord/Agent.

Anything in the within lease to the contrary notwithstanding, this Lease and the Parties thereto and the Rental Agent, where appropriate, shall be bound by REAL PROPERTY-LANDLORD-TENANT ACTIONS AS SET FORTH IN THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, as amended, effective October 1, 1999.

It is expressly agreed that the following paragraphs are included as a part of the Residential Dwelling Lease, where appropriate, and, if in conflict with terms of the attached Lease, shall take precedence.

1. If this Lease contains a Lease Option Agreement, then it is expressly agreed that THIS IS NOT A CONTRACT TO BUY.

2. The Security Deposit in addition to the terms of the Security Deposit paragraph of the Lease may also be used to protect the Landlord against damage due to breach of lease, damage to common areas, major appliances and furnishings.

The Security Deposit shall be maintained in a federally insured financial institution which does business in the state of Maryland. The Security Deposit may be held in insured certificates of deposit of a federally insured financial institution within the state of Maryland.

The Landlord or Landlord's estate but not the managing agent shall remain liable to the tenant for the maintenance of the Security Deposit as required by law.

The person, if any, authorized to accept notice or service of process on behalf of the Landlord is:

Realty 1, Inc.

Address: 109-B Centerway, Greenbelt, MD 20770

Phone: 301-982-0044

3. Tenant acknowledges the following:

- a) The right to have the dwelling unit inspected by the Landlord in the Tenant's presence for the purpose of making a written list of damages that exist at the commencement of the tenancy if the Tenant so requests by certified mail within fifteen (15) days of the Tenant's occupancy;

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- b) The right to be present when the Landlord inspects the premises at the end of the tenancy in order to determine if any damage was done to the premises if the Tenant notifies the Landlord by certified mail at least fifteen (15) days prior to the date of the Tenant's intended move, of the Tenant's intention to move, the date of moving, and the Tenant's new address;
- c) The Landlord's obligation to conduct the inspection within five (5) days before or after the Tenant's stated date of intended moving;
- d) The Landlord's obligation to notify the Tenant in writing of the date of the inspection;
- e) The Tenant's right to receive, by first class mail, delivered to the last known address of the Tenant, a written list of the charges against the Security Deposit claimed by the Landlord and the actual costs, within forty-five (45) days after the termination of the tenancy;
- f) The obligation of the Landlord to return any unused portion of the Security Deposit, by first class mail, addressed to the Tenant's last known address within 45 days after the termination of the tenancy;
- g) A statement that failure of the Landlord to comply with the Security Deposit Law may result in the Landlord being liable to the Tenant for a penalty of up to 3 times the Security Deposit withheld, plus reasonable attorney's fees;

4. Tenant acknowledges that, if requested, Tenant did receive prior to this Lease execution a copy of the proposed form of Lease in writing, complete in every material detail, except for the date, the name and address of the tenant, the designation of the premises, and the rental rate without requiring execution of the Lease or any prior deposit.

**ALL TENANTS MUST SIGN BELOW**

Landlord/Agent		Date		Tenant		Date
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By: _____		Date		Tenant		Date
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Tenant		Date
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Tenant		Date
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