Maryland Residential Lease Agreement

Prepared with Signathing. Roles: Landlord, Tenant.

1. Parties and premises

Landlord (name): _____

Tenant(s) (name): _____

Premises address: _____

The Landlord leases the Premises to the Tenant for residential use only. No more than the persons named in the application may live there without the Landlord's written consent.

2. Term

Lease starts (date): _____

Lease ends (date), or write month-to-month: _____

If the Tenant stays after the end date with the Landlord's consent and no new lease is signed, the tenancy continues month to month on the same terms, and either party may end it with 30 days' written notice.

3. Rent

Monthly rent ($): _____

Due on the (day) of each month: _____

How rent is paid (check, transfer, portal): _____

Rent not received within five days after the due date carries a late fee as written here, if any. A returned payment is treated as unpaid rent plus the bank's returned-item cost.

Late fee after 5 days ($, or 0): _____

4. Security deposit

Security deposit ($): _____

Within 45 days after the tenancy ends, the Landlord returns the deposit with accrued simple interest less any damages lawfully withheld, and when any part is withheld mails a written list of the damages and an itemized statement of the cost incurred by first-class mail to the Tenant's last known address within the same 45 days, or forfeits the right to withhold any part for damages. The deposit may not exceed one month's rent, or two months' rent only when the Tenant qualifies for utility assistance from the Department of Human Services, pays utilities to the Landlord under the lease, and both parties agree in writing. Within 30 days after receiving it, the Landlord places the deposit in an account at a federally insured financial institution doing business in Maryland that is devoted exclusively to security deposits and bears interest, and a deposit of $50 or more held six months or longer earns simple interest for the Tenant at the greater of 1.5% a year or the one-year U.S. Treasury yield curve rate.

Deposit held at (bank name, if the state requires a separate account): _____

5. Utilities and services

Paid by Landlord: _____

Paid by Tenant: _____

A general form provided as a convenience by Signathing (AllContraX LLC), not legal advice, and not a claim that it complies with any law. Rules change and vary by state and city. Check the statute cited here, or ask a lawyer, before you rely on it. Maryland clauses follow Md. Code, Real Prop. 8-203, Md. Code, Real Prop. 8-402, Md. Code, Real Prop. 8-208, Md. Code, Real Prop. 8-210, Md. Code, Real Prop. 8-220 as read on 2026-10-23.

6. Condition, maintenance and repairs

Both parties complete a move-in inspection checklist within three days of the start date. The Tenant keeps the Premises clean and safe, reports needed repairs promptly, and pays for damage caused by the Tenant or guests. The Landlord keeps the structure, plumbing, heating, electrical and supplied appliances in working order and makes repairs within a reasonable time after notice.

7. Use, pets and smoking

Pets allowed (describe, or none): _____

Smoking: _____

Choices: Not permitted anywhere / Outdoors only / Permitted

No business that brings customers to the Premises, no illegal activity, and nothing that disturbs neighbors or voids the Landlord's insurance.

8. Entry

The Landlord may enter at reasonable times to inspect, repair or show the Premises after at least 24 hours' notice, and without notice in an emergency.

9. Ending the lease and default

The Landlord ends a month-to-month tenancy with at least 60 days' written notice, and the Tenant with at least 30 days' notice. If rent is unpaid or a term is broken, the Landlord gives the written notice Maryland law requires before ending the tenancy, and the Tenant is responsible for rent through the end of the term unless the Premises is re-rented sooner.

10. Other terms

Additional terms (or none): _____

This lease is the whole agreement. Changes must be in writing and signed by both parties. If a part is unenforceable, the rest stands. Each party has read and received a copy.

11. Disclosures

The Landlord initials each item below to confirm it was given to the Tenant with this lease, or marks it not applicable.

- [ ] Lead-based paint and hazards, for a building built before 1978, with the EPA pamphlet (42 U.S.C. 4852d)
- [ ] Name, address and telephone number of the Landlord or the person authorized to accept notice and service of process, in the lease or posted on the Premises (Md. Code, Real Prop. 8-210)
- [ ] A written receipt for the security deposit describing the Tenant's inspection rights, the 45-day deadlines and the penalties (Md. Code, Real Prop. 8-203.1)
- [ ] A statement that the Premises will be delivered in a safe and habitable condition and each party's responsibilities for heat, gas, electricity, water and repairs (Md. Code, Real Prop. 8-208(c))
- [ ] A copy of the current Maryland Tenants' Bill of Rights attached to the lease (Md. Code, Real Prop. 8-208(c)(4))
- [ ] The state mold pamphlet given at signing, with a signed Tenant acknowledgment of receipt (Md. Code, Real Prop. 8-220)

Montgomery County and Takoma Park limit annual rent increases, and Baltimore City adds its own licensing and notice rules.

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Signatures

Landlord

Signature	Date	Printed name

Tenant

Signature	Date	Printed name

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