

SUMMIT CREST LEASE SUMMARY

THIS SUMMARY IS REQUIRED BY SECTION 13-13(W) OF THE CITY OF GAITHERSBURG MUNICIPAL CODE. THE PLAIN LANGUAGE SUMMARY PRESENTS KEY TERMS OF THE ATTACHED LEASE AND SUMMARIZES RESIDENTS' RIGHTS AND RESPONSIBILITIES UNDER APPLICABLE LAWS AND AS DESCRIBED IN THE LEASE. IT ALSO OFFERS INFORMATION ABOUT SERVICES AVAILABLE TO TENANTS FROM THE CITY OF GAITHERSBURG'S DEPARTMENT OF COMMUNITY, NEIGHBORHOOD & HOUSING SERVICES, AND THE COMMISSION ON LANDLORD-TENANT AFFAIRS.

Revised using the form approved by the City of Gaithersburg Division of Neighborhood Services. (240) 258.6340

www.GaithersburgMD.gov

Landlord's Name: _____

Landlord's Address: _____

Landlord's Phone: _____ **Landlord's Email:** _____

Resident's Name: _____

Resident's Phone: _____ **Resident's Email:** _____

Authorized Occupants: _____

Property Address: _____

Landlord Agent's Name: _____

Landlord Agent's Phone: _____ **Landlord Agent's Email:** _____

In case of an emergency, contact (Full Name, Phone Number & Email of Landlord's emergency contact):

LEASE START DATE: _____ **LEASE ENDDATE:** : _____

Lease Term and Monthly Rent:

1 Year: \$ _____ per month Other (specify term _____): \$ _____ per month

2 Year: First Year Rent: \$ _____ per month, Second Year Rent: \$ _____ per month

Total Rent Lease Term Amount: \$ _____

Month-to-Month: \$ _____ per month

Utilities: Resident is responsible for the following utilities:

Gas Water & Sewer

Electric (individually metered and paid directly to Pepco. Failure to initiate service will result in a \$25 for each month of noncompliance)

Other _____

Please indicate whether the property uses a **Ratio Utility Billing System (RUBS):** YES - See RUBS Addendum
**If yes, and using RUBS, you must adhere to the City's Ratio Billing Requirements 13-17 (a)(9)(B)*

Total Monthly Rent Due: \$ _____

Rent Due Date: _____

Late Fee: \$ _____

If rent is not paid by the due date listed above, a late fee of 5% of the of the unpaid rent due for the rental period in which the payment is delinquent may be assessed after a 10-day grace period, in accordance with applicable law. **** THIS IS NOT A GRACE PERIOD ****

Returned Check Fee: \$35.00 (or maximum amount allowed by law)

Security Deposit: \$ _____

or

Optional Surety Bond Fee: Standard lease =\$175; Conditional lease =\$350

**** Please Note: Per Maryland law, the security deposit may not exceed one (1) month's rent. However, it may be up to two (2) months if the tenant receives qualifying utility assistance and pays utilities directly to the landlord.**

***** Please Note: Per Maryland law, the amount of a surety bond purchased instead of a security deposit may not exceed two months' rent per dwelling unit.**

Pets: The resident(s) are not allowed to keep pets on the property without the express written consent of the Landlord.

Pets Allowed: YES - See Lease Agreement, Animal Policy, and Animal Addendum

Insurance: The Landlord's insurance policy does not provide coverage for a tenant's personal belongings.

For this property, Renter's Insurance is: RECOMMENDED REQUIRED

This rental property is: is not protected by an automatic sprinkler system.

Acknowledgment of Receipt: _____

Date: _____

City of Gaithersburg

Resident's Rights & Obligations

THIS OUTLINE CONTAINS A SUMMARY OF THE LEGAL RIGHTS & OBLIGATIONS RESIDENTS HAVE PURSUANT TO CHAPTER 13 OF THE GAITHERSBURG CITY CODE.

RESIDENTS AND LANDLORDS ARE ENCOURAGED TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ACTUAL LANGUAGE CONTAINED WITHIN CHAPTER 13: [HTTPS://GBURG.MD/4HKWTLV](https://gburg.md/4HKWTLV).

RESIDENT RIGHTS

Residents residing within the City's corporate limits have the right to:

- Notice that the landlord does not intend to renew the existing lease 60 days before the lease ends.
13-14(i)
- A copy of the City's Landlord-Tenant Handbook. <https://gburg.md/40n0Lr4>
13-14(k)
- Notice that the landlord has scheduled an eviction with the Montgomery County Sheriff's Office.
13-15(c)
- A rental unit that has all utilities, including, electrical, plumbing, gas, and water, in good and working condition.
13-17(a)(4)
- The name, mailing address, phone number, and email of the landlord or the landlord's representative.
13-18(a)(2)(A)-(B)
- A copy of all legal documents, rules, and regulations governing the use and occupancy of the rental unit.
13-18(a)(2)(C)
- Timely notice of any scheduled or unscheduled outages, maintenance, repairs, or disruptions to electricity, water, heat, power generator, or elevator facilities, if the resident resides in a multi-family residential building.
13-18(c)
- Form, join, meet, or assist in a tenant organization.
13-20(a)-(d)
- Notice of rent increases 90 days before the rent increase goes into effect.
13-20(e)(3)
- File a complaint with the City for the landlord's violation of the lease or applicable State or local law.
13-22

City of Gaithersburg

Resident's Rights & Obligations

THIS OUTLINE CONTAINS A SUMMARY OF THE LEGAL RIGHTS & OBLIGATIONS RESIDENTS HAVE PURSUANT TO CHAPTER 13 OF THE GAITHERSBURG CITY CODE.

RESIDENTS AND LANDLORDS ARE ENCOURAGED TO REVIEW AND FAMILIARIZE THEMSELVES WITH THE ACTUAL LANGUAGE CONTAINED WITHIN CHAPTER 13: [HTTPS://GBURG.MD/4HKWTLV](https://gburg.md/4hkwtlv).

RESIDENT OBLIGATIONS

Residents residing within the City's corporate limits are required to:

- Keep the rental unit clean, sanitary, and safe.
13-16(a)
- Dispose all garbage, rubbish, and other organic or flammable waste in a clean and sanitary manner.
13-16(b)
- Keep all plumbing fixtures in a clean and sanitary condition.
13-16(c)
- Properly use and operate all electrical and plumbing fixtures.
13-16(d)
- Refrain from, and prevent any guests from, willfully or wantonly destroying, damaging, or removing any part of the rental unit.
13-16(e)
- Comply with all lawful covenants, rules, and requirements of the City Code and lease agreement.