**LEASE ADDENDUM**

**Legal Assistance Resources and Tenant’s Rights**

*TO BE PROVIDED AT LEASE SIGNING AND ATTACHED TO THE LEASE AND MADE A PART THEREOF*

When you sign your Lease you agree to pay your rent on time along with other promises made in the lease. If you fail to pay your rent, your Landlord may begin legal action to evict you, known as a Complaint for Failure to Pay Rent-Summary Ejectment Notice. If that happens you have the right to know the amount of rent due, have your landlord prove that amount, bring items which are a threat to life, health or safety and have not been repaired by the landlord after being notified about them before a court and to have a Judge hear any dispute. Landlords must be licensed in order to rent property and must comply with Maryland’s lead paint laws if the rental property is older than 1978.

**The services and resources listed here may be able to help you at no or low cost if you are sued for late rent:**

Legal Services –Advice Only

* District Court Self- Help Resource Center- 410 260 1392, 501 E. Fayette St., 3rd Fl., Baltimore, MD 21202 <http://mdcourts.gov/legalhelp/districtctselfhelpctr.html> Free-walk-ins welcome.

Legal Representation and Advice

* In Court-Pro Bono Resource Center of MD-Tenant Volunteer Lawyer of the Day Program - Free

443 273-5200, [www.probonomd.org](http://www.probonomd.org) (same day representation at 8:30 AM Docket Tuesday- Friday)

* Public Justice Center -410 625 9409 or 410 878 8664, 501 E. Fayette St., RM 203,Baltimore, MD 21202 [www.publicjustice.org](http://www.publicjustice.org) (Legal Representation and Advice) Free
* Maryland Legal Aid- 410 951 7777, [www.mdlab.org](http://www.mdlab.org) ,500 E. Lexington St. Baltimore, MD 21202

(Legal Representation and Advice –focused on subsidized housing) Free

* Homeless persons Representation Project- 410 685 6589, [www.hprplaw.org](http://www.hprplaw.org) , 201 N. Charles St, Ste 1104, Baltimore, MD 21201 (Advice, Representation, Veterans Benefits re subsidized housing)Free
* Green and Healthy Homes Initiative 410 534 6447, greenandhealthyhomes.org b(Advice and Representation regarding lead and other health hazards)
* Peoples Law Library-( Legal Information ONLY) [www.peoples-law.org](http://www.peoples-law.org)

Mediation (A free Mediator helps people talk about issues and create solutions to meet their needs )

* In Court Mediation by Dist. Ct. of MD, Alternative Dispute Resolution Office- Ask Courtroom Clerk or Judge how to sign up for this service) more at <https://mdcourts.gov/distict/adr/home/rentcourt>
* Baltimore Community Mediation Center 410 467-9165, [www.communitymediation.org](http://www.communitymediation.org)

(services available to resolve a variety of disputes not just court cases)

Financial Assistance – General and to Avoid Eviction

* 211-General Financial assistance
* Eviction Prevention- 410 878 8650, Dist. Court,501 E. Fayette Street, RM 207 Balt., MD 21201

Tenant\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Tenant\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Approved for Use by**

**Baltimore City Department of Housing and Community Development**