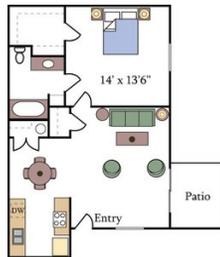


Understand your lease!

Read your lease agreement.

Ask questions and get answers before you sign.



OTHER MONTGOMERY COUNTY

JURISDICTIONS

If you live in one of the following incorporated cities, they have their own landlord-tenant offices to assist you.

City of Gaithersburg:

31 S. Summit Avenue
Gaithersburg, MD 20877
301-258-6330
www.gaithersburgmd.gov

City of Rockville:

2 W. Montgomery Avenue
Rockville, MD 20850
240-314-8320
www.rockvillemd.gov

City Takoma Park:

7500 Maple Avenue
Takoma Park, MD 20912
301-891-7255
www.takomaparkmd.gov

APPLICATION FEES

A landlord is allowed to charge a prospective tenant a non-refundable Application Fee. However, if the fee exceeds \$25, and no tenancy occurs, the landlord must return any money in excess of \$25 not spent on the credit check, or be liable for twice the amount of the fee as penalty.

SECURITY DEPOSIT FACTS

- ◆ A security deposit, at all times, is the tenant's money, held in trust by the landlord.
- ◆ It is to protect the landlord from financial loss at the end of the tenancy due to non-payment of rent, damages due to breach of lease or damages to the rental property in excess of ordinary wear and tear.
- ◆ Pet cleaning deposits paid by the tenant to the landlord are part of the security deposit and may NOT be considered "non-refundable" under any circumstances.
- ◆ If no damage is claimed by the landlord, the security deposit, plus any accrued interest, must be returned to the tenant, at the last know address, within 45 days after the termination of the tenancy.
- ◆ If a landlord withholds any portion of the security deposit, the landlord must send, by first class mail, an itemized list of deductions within 45 days from the end of the tenancy.

NO AUTOMATIC GRACE PERIOD

Always pay your rent on time. If rent is due on the first of the month, but is paid on the second, it is late. While Montgomery County Code prohibits the landlord from charging a late fee until after ten days, **this is not a grace period**. A late payment penalty cannot exceed 5% of the monthly rent. You can be sued for Failure to Pay Rent before the 10th of the month. Not paying your rent on time constitutes a breach of lease.

NOTICE OF DEFECTS

When a tenant notifies the landlord of a defect in the property or requests repairs, it is recommended that the request be in writing. The landlord is to be provided a reasonable time period to make the repairs. If the landlord fails to make the repairs in a timely manner, the tenant should call Housing Code Enforcement at 240-777-0311 to file a complaint and request an inspection by County Housing Code Enforcement staff.

For More Information:

See:

DHCA Landlord-Tenant Handbook at -

http://montgomerycountymd.gov/DHCA/Resources/Files/housing/landlordtenant/handbook_olta.pdf

Office of Landlord-Tenant Affairs *What is Ordinary Wear and Tear?* at -

http://montgomerycountymd.gov/DHCA/Resources/Files/housing/landlordtenant/ordinary_wear_tear.pdf

ORDINARY WEAR AND TEAR

“Ordinary wear and tear” means deterioration that occurs without negligence, carelessness or abuse of the premises, equipment, furnishings or appliances by the tenant, a member of his household or other persons on the premises with his/her consent.

Guidelines (not exclusive) for distinguishing normal wear and tear from damage.

<u>Ordinary Wear and Tear</u>	<u>Damage</u>
Minor marks on or nicks in wall	Holes in wall larger than nail size (picture hanger) or excessive nail holes
Faded, cracked or chipped paint	Crayon marks, writing on walls, unapproved paint color or excessive dirt requiring more than one coat of paint
Plaster cracks from settling	Holes in walls from doorknobs or carelessness
Carpeting/curtains slightly worn or faded by the sun	Torn, stained or burned carpeting/curtains
A rug worn thin by ordinary use	Stains and orders in rug caused by pets, spills or leaks
Minor scuffing or wood floors	Large gouges or scratches on wood floor
Vinyl flooring worn thin	Vinyl flooring with tears, holes or burn marks
Water-stained vinyl flooring by shower	Uncleanable tiles or grout
Bathroom mirror beginning to “de-silver” (black spots)	Mirrors broken, missing or caked with grime
Toilet running or unstable	Broken toilet seat or tank top
Closet door off track	Damaged or missing closet door, doorknobs/handles
Slightly dusty blinds or dirty windows or screens	Missing, broken or bent slats on blinds. Broken windows or torn or missing screens