

MONTGOMERY COUNTY

LIABILITY FOR DAMAGE OCCASIONED BY THE LANDLORD'S NEGLIGENCE OR VIOLATION OF ANY APPLICABLE LAWS, AND PROVIDE FOR REIMBURSEMENT TO THE TENANT FOR ANY DAMAGE SUSTAINED BY THE TENANT DUE TO THE NEGLIGENCE OF THE LANDLORD.

(E) CONTAIN A PROVISION ACKNOWLEDGING THE LANDLORD'S RESPONSIBILITY FOR MAINTENANCE OF THE PREMISES AND INCORPORATING BY REFERENCE CHAPTER 79, TITLE "BUILDING CODE," CHAPTER 86, TITLE "FIRE PREVENTION," CHAPTER 91, TITLE "HOUSING STANDARDS," AND CHAPTER 111, TITLE "ZONING," MONTGOMERY COUNTY CODE 1965, AS AMENDED, AS AN EXPRESS WARRANTY OF HABITABILITY AND COVENANT TO REPAIR.

(F) EXCEPT AS PROVIDED IN SUBSECTION (E) ABOVE, CONTAIN A PROVISION INCORPORATING NO COLLATERAL AGREEMENT OR PROVISIONS BY REFERENCE UNLESS A COPY THEREOF IS AFFIXED TO ALL COPIES OF THE LEASE.

(G) CONTAIN NO AUTHORIZATION FOR CONFESSION OF JUDGMENT FOR RENT DUE.

(H) CONTAIN NO PROVISION FOR PENALTY FOR LATE PAYMENT IN EXCESS OF FIVE PERCENT (5%) OF THE AMOUNT OF RENT DUE FOR THE RENTAL PERIOD FOR WHICH PAYMENT IS DELINQUENT.

(I) CONTAIN NO WAIVER OF ANY OF THE PROTECTIONS AFFORDED UNDER THIS CHAPTER.

(J) CONTAIN NO PROVISION AUTHORIZING THE LESSOR TO TAKE POSSESSION OF THE LEASED PREMISES OR THE TENANT'S PERSONAL PROPERTY THEREIN WITHOUT THE BENEFIT OF FORMAL LEGAL PROCESS.

(K) CONTAIN A PROVISION REQUIRING ITEMIZATION OF ALL CHARGES FOR REPAIR OF DAMAGES TO THE PREMISES, WHETHER CLAIMED BY THE LANDLORD OR BY THE TENANT, AND PROVIDING THAT SUCH CHARGES SHALL BE SUBSTANTIATED UPON WRITTEN REQUEST.

(L) CONTAIN A PROVISION FOR THE DEPOSIT OF ALL SECURITY DEPOSITS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 53, ANNOTATED CODE OF MARYLAND.

(M) CONTAIN NOTIFICATION TO THE TENANT OF THE LOCATION OF A COPY OF THE LICENSE WHERE IT CAN BE INSPECTED BY THE TENANT.