BALTIMORE CITY / SEVEN QUESTIONS BEFORE YOU COMMIT

Baltimore City Rental Decision Guide

Know the home. Check the records. Compare the full stay.

1 See the Home

Dates, the actual apartment and repairs.

2 Check the Records

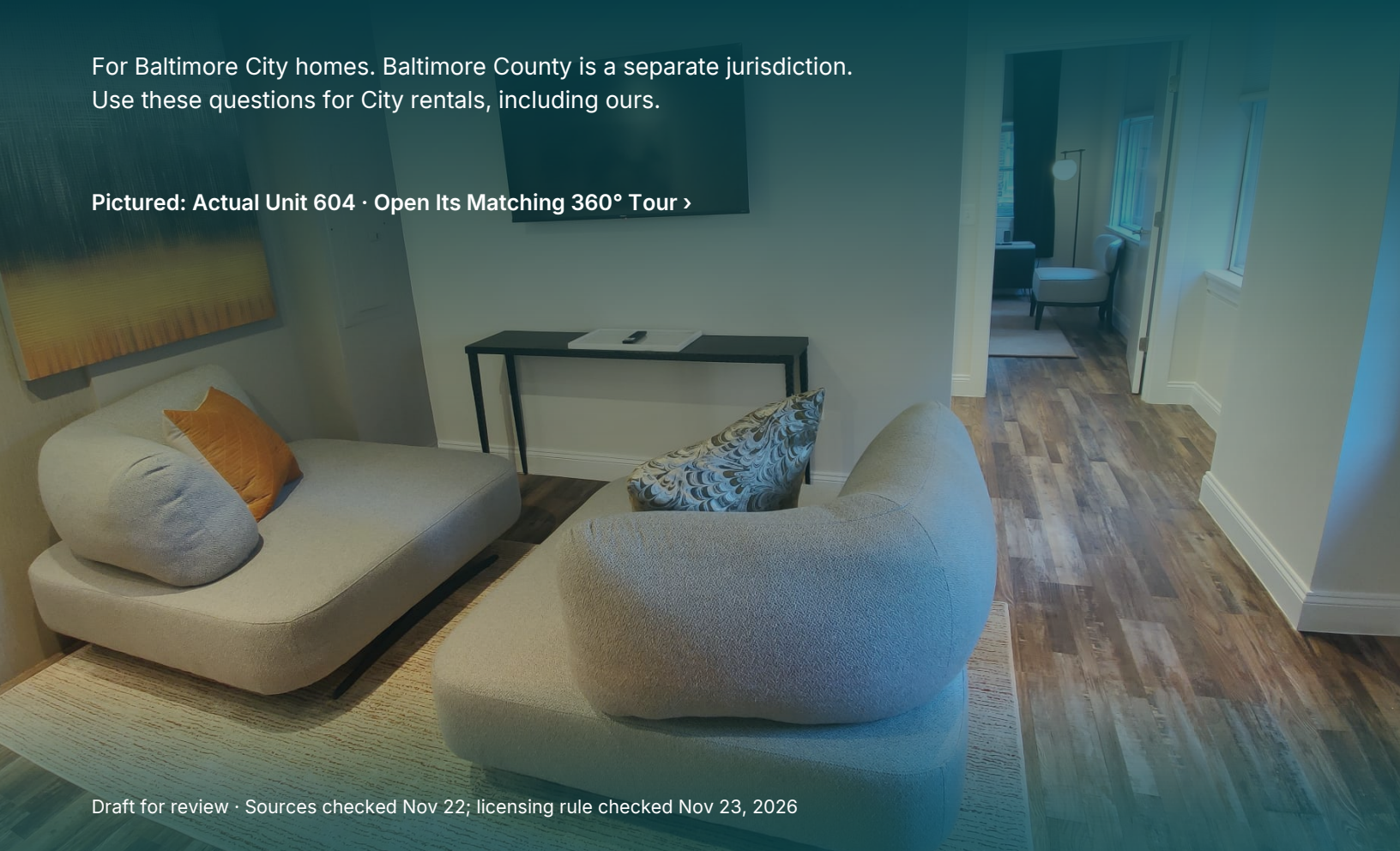
Rental licensing and lead documents.

3 Compare the Stay

Reviews, full cost and a worksheet.

For Baltimore City homes. Baltimore County is a separate jurisdiction. Use these questions for City rentals, including ours.

Pictured: Actual Unit 604 · Open Its Matching 360° Tour ›



Draft for review · Sources checked Nov 22; licensing rule checked Nov 23, 2026

1 / THE HOME

Start With the Actual Home

Match your dates, explore the space and document its condition.

1 Will the agreement cover my full stay?

Confirm exact dates, full-stay availability and the minimum term.

Get renewal, notice, early-termination and move-in terms in writing; confirm the proposed use and duration.

2 Can I explore the exact apartment?

Ask: “Do you have a current 360° tour of this exact apartment?”

Example: Explore Unit 604 in 360° ›

If not, ask for a video or visit. Confirm the unit, recording date and changes. Verify the address and contact separately; a tour does not establish leasing authority, current condition or availability.

3 How will condition and repairs be handled?

Ask about repairs, leaks, dampness, paint, appliances, heating and cooling.

Confirm routine/urgent reporting, who responds and written move-in condition and promised work. A tour is not a professional inspection.

Tour Remotely

EXPLORE

See how the rooms connect before traveling.

CONFIRM

Match the unit, recording date and any changes.

VERIFY

Check the address and contact separately; confirm current condition and availability.

Explore Unit 604 in 360° ›

The Unit 604 tour is an example of an actual-unit tour, not a promise of current condition or availability. Confirm the details for your proposed stay.

2 / THE RECORDS — RENTAL LICENSING

Start With an Active License

4 Does this property have an active rental license?

Start with the City's public-record search. Enter the property's street address, open the matching record and check the rental-license status, unit coverage and expiration date.

Confirm that the license is active. Registration or an inspection report alone is not an active rental license.

⚠ Unlicensed Rent Collection Is Illegal

For rental dwellings covered by Baltimore City's licensing law, a current rental license is required before they are rented or offered for rent. Charging, accepting, retaining or seeking rent is unlawful unless the landlord was licensed both when offering and when providing the occupancy.

Exception: This licensing requirement does not apply to dwellings owned and operated by the Housing Authority of Baltimore City (HABC).

City Code, Article 13, § 5-4 · Read the Rule ›

If the listing omits the address, request it first. If you cannot confirm the license online, ask the landlord for the current license and clarify gaps with DHCD. A missing or unclear result alone does not prove the property is unlicensed.

Keep These Records Distinct

Rental License	Lead Registration	Inspection Certificate

Open City Public Records ›

2 / THE RECORDS — LEAD DOCUMENTS

Read the Lead Documents

5 What type of lead certificate covers this home?

For a home built before 1978, start with MDE's certificate search by address and unit. Check the certificate type, inspection date, result and covered units.

Lead Free	Qualifying interior and exterior surfaces. Check unit coverage; this does not guarantee the absence of lead hazards from every source.
Limited Lead Free	Exterior lead paint may remain. Check the latest exterior reinspection record and next due date; reinspections are required every two years.
Full Risk Reduction	An inspection standard including dust testing; not Lead Free. Check which passing certificate applies to the incoming tenancy; a prior tenant's certificate alone is not enough.

Rental licenses, lead registration and inspection certificates are separate records. If the search is missing or unclear, request the applicable certificate or exemption documents and clarify gaps with MDE. Certificate age alone does not establish applicability, and an unclear result proves neither compliance nor noncompliance.

Documents to Receive Before Move-In

For a covered tenancy, obtain the applicable lead inspection certificate, Notice of Tenant's Rights and federal Protect Your Family from Lead in Your Home pamphlet.

MDE Certificate Search ›

MDE Inspection Guidance ›

3 / THE FULL STAY

Compare More Than the Rent

6 What do recent review patterns reveal?

Compare more than one source (e.g., Google, Airbnb or Furnished Finder), checking the same unit, building and management period.

Investigate recurring concerns. Ratings and replies do not verify condition, licensing or completed repairs.

7 What is included, separate and due when?

Ask about rent, utilities and caps, internet, furnishings, linens, laundry and parking.

Get deposits, one-time and recurring fees, payment timing and refund or cancellation terms in writing. Compare the cost for your full stay.

Compare in Writing

We created this worksheet to help you compare homes across all seven questions. Start with three homes on page 6, then use page 7 for listing and tour URLs plus follow-up notes. Type or paste into the PDF, or print both pages.

Open the Three-Home Worksheet ›

Apply These Questions to Us, Too

Tenant 365 offers furnished and unfurnished housing in Baltimore. Browse homes or ask about your exact dates.

Browse Current Homes ›

Ask About Your Dates ›

Own or manage a property? Tenant 365 also creates 360° virtual tours for other properties. Explore our tour services.

Compare in Writing

We created this worksheet to help you compare homes side by side across all seven questions. Type or paste notes for three homes and save a copy, or print and write. Use brief notes; attach longer details.

What to Record	Home A	Home B	Home C
Address / Unit			
1. Dates and Agreement Dates / minimum term / notice			
2. The Exact Apartment Unit / tour date / links on page 7			
3. Condition and Repairs Condition / reporting / response			
4. Active Rental License License # / unit / expiry / check date			
5. Lead Documents Type / covered unit / conditions			
6. Review Patterns Sources / concerns investigated			
7. Full Cost and Terms Full stay / inclusions / fees / deposits			

Full-width listing and tour URLs plus follow-up notes: page 7. Reuse both pages to compare more homes.

Links and Follow-Up Notes

Match Homes A, B and C to page 6. Paste complete listing and tour URLs here; use the notes for sources, questions and follow-up.

Home A

Listing URL

Tour URL

Follow-Up

Home B

Listing URL

Tour URL

Follow-Up

Home C

Listing URL

Tour URL

Follow-Up

REFERENCE / OFFICIAL CHECKS AND SOURCES

Keep These Sources Handy

Sources checked Nov 22; City licensing rule checked Nov 23, 2026

1 / Baltimore City DHCD Public Records ›

Baltimore City public-record search by address.

2 / MDE Rental Inspection Guidance ›

Certificate classifications and inspection guidance.

3 / MDE Inspection Certificate Search ›

Search by address, unit, jurisdiction or certificate number.

4 / MDE Information For Tenants ›

Lead documentation and tenant information; confirm applicability.

5 / FTC Rental-Scam Guidance ›

December 2025 report; a tour alone does not verify listing authority.

6 / Browse Current Homes ›

Browse Tenant 365's full rental catalog.

7 / Baltimore City Code, Article 13 ›

Rental-license scope and requirements; current license is separate from registration.

8 / Maryland Lead Certificate Scope ›

Certificate coverage, units and warranty limits; read with MDE guidance.

Use the Right Jurisdiction

This guide is specific to Baltimore City. Baltimore City and Baltimore County are separate jurisdictions with different local rental requirements. Use the City records linked here for City addresses; consult the relevant local agency for a County home. A license record is one part of the decision, not approval of every possible use or stay.

Scope of This Guide

A general comparison aid for Baltimore City residential rentals, not legal advice, an inspection, a comprehensive compliance assessment or an endorsement. No single record or checklist confirms every requirement for a property or proposed tenancy. Use current agency guidance and property-specific documents, and seek qualified advice when needed. Equal Housing Opportunity.