

Rent reporting is about to be the law in Maryland.

From October 1, 2026, a landlord owning **six or more rental units** in Maryland must put the option in the written lease — and offer it every year — to have a tenant's positive rent payments reported to a credit bureau. Prompt Renter makes the obligation turnkey.

WHAT THE LAW REQUIRES OF YOU

- **Who it covers:** landlords owning six or more rental units in Maryland. The option must be written into the lease.
- **When:** at lease signing and once a year after. Leases signed before October 1, 2026 must be offered by **January 1, 2027**.
- **Delivery:** first-class mail with a certificate of mailing and a stamped return envelope, tracked delivery, or email if the tenant elected e-notices.
- **The offer must state:** that it is optional, each reporting agency, the fee, how to elect and opt out, and the six-month wait — with a signature block, on the form the Secretary will publish.
- **The fee:** your actual cost or \$10 a month, whichever is less. It is not rent, and paying or not paying it may not be reported.

Beyond compliance: a reason to pay on time.

Only complete, on-time payments count — a late month simply doesn't count, rather than becoming a black mark. Residents thank you for the perk, and it nudges them toward paying on time.

HOW PROMPT RENTER MAKES YOU COMPLIANT

- **The offer, with every required element** — and conformed to the Secretary's form the moment it publishes.
- **Delivery that satisfies the statute:** email where the tenant elected it, print-and-mail packets with the return envelope where they did not.
- **The annual offer on autopilot,** including the January 1, 2027 deadline for leases already signed.
- **Elections and opt-outs tracked:** signed PDFs stored, opt-outs honored on written request, the six-month lockout enforced.
- **Positive-only reporting** — only complete, on-time payments, and the fee itself is never reported.
- **Monthly reporting from your rent roll** — new tenants, move-outs, and balances handled.

WHAT ROLLOUT LOOKS LIKE



Week one — setup

We register your company with the bureaus and build your Maryland offer and written election.



At signing, then yearly

The offer goes out the way the statute requires; tenants elect electronically in about two minutes.



Every month after

Your rent roll goes in, bureau-ready reporting goes out — new tenants, move-outs, and balances handled.

Every on-time payment becomes credit history. The rent they already pay, finally working for them.

WHAT IT COSTS YOU

\$0 setup & software

No onboarding fee, no license, no per-door minimum — you only pay for tenants who enroll.

PER ENROLLED TENANT

\$5 / month

Pass your actual cost through to the tenant, or cover it as an amenity — set per property. Never marked up.

WHAT THE LAW LETS YOU CHARGE

\$10 / month maximum

A tenant may be charged no more than your actual cost, and never more than \$10 a month. Incur no cost, charge nothing. The fee is not rent.

**Get compliant
before October 1.**

promptrenter.com

customercare@promptrenter.com

727-265-8715

Maryland SB335 (Chapter 773, 2026 Regular Session), effective October 1, 2026; implementing regulations to be adopted by the Secretary of Housing and Community Development. This flyer is a plain-language summary for property owners and managers — it is informational only and is not legal advice.