

PG County Renter Resources

A FREE GUIDE FROM QUAN CAMPBELL — REALTOR®, MY PG COUNTY

Renting in Prince George's County, MD is one of the best ways to live close to D.C. while keeping more of your paycheck. This guide walks you through what to budget, how to apply, and how to avoid the scams that target renters in our area.

1. Budget the Real Cost of Renting

- Most landlords expect rent to be at most 30% of your gross monthly income.
- Plan for first month + security deposit (often 1–2 months' rent) up front.
- Add ~\$30–\$60/mo for renters insurance — many PG County landlords now require it.
- Ask whether water, trash, and sewer are included; in most of PG County they are not.

2. Documents to Have Ready Before You Apply

- Photo ID for every adult applicant.
- Two most recent pay stubs (or 3 months of bank statements if self-employed).
- Offer letter if you just started a new job.
- Previous landlord contact info for the last 2 years.
- Application fee — usually \$35–\$75 per adult.

3. Neighborhoods to Know

- Upper Marlboro — quiet, newer construction, near Westphalia & National Harbor commute.
- Bowie — established, family-friendly, strong school zones.
- Hyattsville Arts District — walkable, Metro-accessible, lots of small landlords.
- Largo / Brandywine — newer rentals, Blue Line access, easy DC commute.
- Laurel — best for north-county renters working in Howard or Anne Arundel.

4. Red Flags & Common Scams

- Listing far below market — scammers copy real listings and slash the price.
- Owner is "traveling abroad" and wants Zelle/CashApp before you tour. Walk away.
- No lease, or a one-page lease with no Maryland-required disclosures.
- Pressure to wire a deposit before you've seen the unit in person.
- Always verify the owner on Maryland SDAT (sdat.dat.maryland.gov) before paying anything.

5. Your Maryland Tenant Rights (Plain English)

- Security deposit is capped at 2 months' rent and must be returned within 45 days.
- Landlord must give 24 hours' notice before entering, except in emergencies.
- Repairs that affect health/safety must be made within a reasonable time.
- Eviction requires a court order — no landlord may lock you out themselves.

6. Rent vs. Buy: When to Make the Move

- Plan to stay 3+ years? Buying usually wins in PG County within ~4 years.
- Credit at 640+? You likely qualify for FHA with 3.5% down.
- Maryland Mortgage Program and PG County's Pathway to Purchase can cover down payment.
- Run the calculator at mypgcounty.com/rent/rent-vs-buy to see your break-even year.

Need help finding the right rental?

I'll send you a curated list of rentals matching your budget, timeline, and neighborhood — no spam, no obligation. Reach out at mypgcounty.com/rent or email quan@mypgcounty.com.

— Quan Campbell, Realtor® | My PG County