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14th February 2024

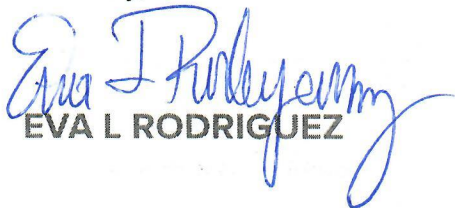
Letter of Support for HB564 "Real Property - Residential Leases - Renter's Insurance Requirement"

Dear to whom it may concern,

My name is Eva Rodriguez. I am a local investor within the Prince Georges County area. I have lived in Prince George's County for over 35 years and have purchased several properties within the county. A few years ago we had an incident where one of my units caught on fire and everything within the unit was lost, thank god no one was injured during this event. When my tenant and I signed the contract she turned everything over to me including her renters insurance. The fire occurred within the unit and this was when I found out that she stopped paying for her renters after giving me the proof when the contract was signed. Since she had no renters insurance she was financially responsible for all of her expenses and the losses that occurred because of the fire. During that time she was a student in college with a part time job barely being able to cover her expenses. She lost everything, from her clothes, furniture, school books, etc. Had she had renters insurance she would have been reimbursed for everything she lost. I saw the financial and emotional burden this event placed on her life. This is a great example on why renters insurance should stay mandatory in Maryland. Making it optional to tenants all around could place a massive financial burden on many families around the state if they were to ever come into a situation where they would need renters insurance.

If any other information is need, my contact information is placed above

Sincerely,


EVA L RODRIGUEZ