

RENTALS BY SPIVEY · 2027 EDITION

The Property Management *Guide*

How we market, screen, care for and report on your rental in Grays Harbor, and exactly what it costs.

for owners

Owning rentals, made *easy*

We keep vacancies low, income steady and communication open, with our own photography, cleaning, maintenance and grounds teams under one roof.

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01 · WHY OWNERS CHOOSE US

The numbers *speak*

#1 VOTED BEST PM '23–'25	97% OCCUPANCY RATE
98% RENT COLLECTED	$35M+ UNDER MANAGEMENT

Fewer vacancies	Stand-out marketing and fast turnovers keep your homes earning, not sitting empty.
Stronger rents	Pricing from real local numbers gets the best rent the market will support.
Repairs handled	Spivey Building Co. and trusted crews fix things quickly and to a high standard.
A real person	Residents and owners always reach someone on our team, and we answer by the end of the next business day.



02 · HOW IT WORKS

Three *steps*

01

Free analysis

We look at your property and share honest numbers: projected rent, timeline and approach.

02

Onboard & market

We prep, photograph and list your home, then screen applicants carefully.

03

We manage, you relax

Rent collection, maintenance, inspections and reporting, all handled and all transparent.

Your onboarding *checklist*

What we'll ask you for when you sign on, so your first month runs smoothly.

- ☐ Keys, fobs, remotes and codes for every door and lock
- ☐ A W-9, so year-end tax documents go out right
- ☐ Your insurance, listing us as an additional insured or interested party
- ☐ Utilities: which ones transfer to residents and which stay with you
- ☐ HOA rules or building rules, if there are any
- ☐ Appliance info: makes, models, warranties
- ☐ Current leases and the deposits you're holding

What could your rental rent for?

Scan for your rent range, based on Grays Harbor rentals right now.
rentalsbyspivey.com/rent-estimate



03 · WHAT'S INCLUDED

Full service, start to *finish*

- ☐ Rent and deposit collection
- ☐ Monthly financial statements and the owner portal
- ☐ Legal notices prepared and served
- ☐ Maintenance coordination with trusted vendors
- ☐ All tenant communication: calls, emails, texts
- ☐ Quarterly exterior and annual interior inspections
- ☐ Documented move-in and move-out walkthroughs
- ☐ Eviction coordination (you cover only legal costs)
- ☐ Lease renewals and Washington compliance oversight
- ☐ On-site lockbox for secure, authorized access



One call does it *all*

Most managers juggle outside vendors, and you wait. Our marketing, cleaning, maintenance and landscaping are all in-house, so every turnover moves on our schedule, at clear rates, to our standard.



Maintenance

Andy, Hunter & Cliff from Spivey Building Co. handle repairs at $70/hr, no vendor markup.



Cleaning

Christy and our own team turn every unit between residents, move-in ready to our standard.



Photography

Every home is professionally photographed by Nicole Shannon Photography before it lists.



Marketing

Stand-out marketing keeps your home earning, not sitting empty.

HOW A REPAIR WORKS

It's reported, our office sends our own crew, and the work is done, documented and itemized on your monthly statement. No bid-chasing, no third-party markups.

GROUNDS

Lawns, cleanups and curb appeal on a schedule set for your property.

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meet the team

Your *team*

Real names, one local office. These are the people who care for your homes and your residents.



Lindsey Kuni
PROPERTY MANAGER



Kailey Blake
RESIDENT MANAGER



Kylee Bagwell
ASSISTANT PROPERTY MANAGER



Allison
BOOKKEEPING

Clear, with no *surprises*

Management fee	10% of rents
New tenant placement	50% of the first month's rent
Lease renewal	25% / 12.5%
Onboarding	$250 + $25 per unit
Maintenance	$70/hr through Spivey Building Co.
Groundskeeping & cleaning	Custom to your property

Maintenance is auto-approved up to $250 per unit (multi-family) or $500 (single-family) per month. Anything over that, we ask you first. Cancel anytime with 60 days' notice.



DOING IT YOURSELF?

Your time, your *risk*

Managing a rental yourself can work. Here's what it takes, and what you hand off when you work with us.

	ON YOUR OWN	WITH US
Screening	Finding, vetting and scoring every applicant the same way, within fair housing rules.	The same published 9-point criteria for every applicant.
Notices	Writing and serving the right Washington notice, the right way, on time.	Legal notices prepared and served.
The 2 a.m. call	Burst pipes and lockouts don't wait for business hours.	Residents call our office line, not you.
Washington compliance	Rules change. Deposits, rent increases, entry notice and screening all have to follow the law.	Lease renewals and Washington compliance oversight.
Turnovers	Cleaning, repairs, photos and showings between every resident.	Our own cleaning, repair and photo crews.
Vacancy	Marketing an empty home fast, because every empty month costs you.	Stand-out marketing and fast turnovers.

See what it could earn

Scan for a rent range, then get a free management analysis. rentalsbyspivey.com/rent-estimate

The same rules for *everyone*

Every applicant is scored on the same published 9-point criteria, and we follow Washington landlord law and fair housing rules on every home. That protects you as much as your residents.

Income	Rental assistance counts as income, as Washington requires.
Animals	Service and assistance animals are allowed in every home, with no pet fees.
Deposits	Held and returned the way the law says, with documented move-in and move-out walkthroughs.
Listings	Describe the home, never who should live there.





THE RULES, AND YOUR PART

Clear on who does *what*

Washington rent increases

The 2025 law (HB 1217) caps increases at 7% plus inflation, never more than 10%, once every 12 months, with 90 days' notice. Newer buildings are exempt. We keep every increase within the law and tell you what's allowed for your units.

Your part

Keep the property insured, pay for the repairs that keep it habitable, and approve repairs over the monthly limit.

If you ever leave us

Give 60 days' notice. We transfer your leases, deposits and records to you or your next manager.

What could your rental rent for?

Scan for your rent range.

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Always in the *know*

Your owner portal shows rent, expenses and documents any time. Each month you get a statement with every repair itemized, and tax documents at year end.

GETTING PAID

Your statement	Every month: rent and other income, expenses, and every repair itemized, so you can see exactly where each dollar went.
Your owner portal	Rent, expenses and documents, any time.
Year-end tax documents	Sent to you at year end, from the W-9 you give us at onboarding.





don't take our word for it

What owners *say*

"They handle maintenance wonderfully. Kailey is especially a ray of sunshine!"

MARY M. · OWNER

"Payments on time, tax documents at year end. The experience is pretty amazing."

DALTON B. · OWNER

"Within two weeks of transitioning, everything changed for the better, for us and our tenants."

MELODY I. · 12-UNIT OWNER



let's talk

What could your rental rent *for?*

See what homes like yours rent for in Grays Harbor right now, then get a free management analysis from our team.

rentalsbyspivey.com/rent-estimate

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RENTALS BY SPIVEY

GRAYS HARBOR PROPERTY MANAGEMENT

EQUAL HOUSING OPPORTUNITY