



FALL EDITION | SEPTEMBER, 2025

Owner Newsletter



Welcome to Our Owner Community!

We're excited to share our Fall Owner's Newsletter with you, crafted to keep you informed, supported, and connected. Whether you're a seasoned investor or new to property ownership, we're here to help you navigate the journey with confidence.

Summer Rental Market Snapshot

National rents held steady in July, signaling a shift in seasonal trends. While the market typically heats up in summer, this year's growth has plateaued.



Seattle Area Highlights:

- Seattle Median Rent: \$2400
- Everett Median Rent: \$1805
- Trend: Steady in King County, softening up north

This data helps guide pricing decisions and reflects broader consumer sentiment.

[Read the full Apartment List report](#)

HB 1217: What Owners Need to Know

Washington's new rent control law, HB 1217, introduces important changes for 2026. Designed to align rent increases with inflation, it requires careful planning and strict compliance.

Key Compliance Points:

- Max Rent Increase (2026): 9.683%
 - Notice Periods: Seattle: 180 days
 - Other WA Areas: 90 days

We Tend to Care

The law is enforced by the Attorney General's office, which has already taken action against non-compliant landlords. We strongly recommend staying under the cap to avoid penalties and protect tenant relationships.

[🔗 Learn more at the WA Department of Commerce Landlord Resource Center](#)

Community Spotlight: Kerry & Whitney Sherrill

Meet Kerry & Whitney, a vendor and team member duo who embody the Maple Leaf Way.

Kerry (KAS Painting) delivers beautiful work with unbeatable pricing; and **Whitney** brings warmth and creativity to our Home Together properties, turning houses into homes.

Their dedication reflects our shared mission: *tending to the care of home and its stewards.*



Serve Right Solutions LLC: Compliance Made Easy

To help you meet HB 1217's notice requirements, we've partnered with Serve Right Solutions LLC, a professional process serving company. They ensure rent increase notices are delivered in full legal compliance.



What They Handle:

- Certified mailings
- Door postings with photo documentation
- Accurate record-keeping for all notices

This partnership helps us uphold the highest standards of care and accountability, hallmarks of the Maple Leaf Way.

Need support or have questions?

✉ Contact your property manager anytime. We're here for you.

The Maple Leaf Way

We believe home is more than a place. It's a feeling.

Thank you for being part of our community and for trusting us to care for your property.