Kitsap Rent Comp Worksheet

Compare your rental with 3 to 5 similar rentals. Adjust each comp to match yours, then read the range.

REVIVAL REALTY

Your property: _____ **Date pulled:** _____ **Available date:** _____

Feature	Your rental	Comp 1		Comp 2		Comp 3		Comp 4 (optional)		Comp 5 (optional)	
	details	details	+/− $	details	+/− $	details	+/− $	details	+/− $	details	+/− $
Address / area											
Source + date listed											
Home type											
Sq ft											
Beds / baths											
Year built / condition											
Garage / parking											
Washer/dryer in unit											
Yard											
Utilities included											
Pet policy / pet rent											
Recent updates											
Asking rent											
Specials (free month, etc.)											
Collected rent (monthly)											
Days on market											
Total adjustments	n/a										
Adjusted rent	n/a										

Your range

Lowest adjusted rent: $_____

Highest adjusted rent: $_____

Proposed asking rent: $_____

Where in the range, and why (condition, demand, timing):

_____

_____

How to adjust

Make each comp look like **your** rental. Comp **has** a feature yours lacks? Enter a minus. Comp is **missing** a feature yours has? Enter a plus. **Collected rent** = asking rent minus any special, spread monthly over the lease (example: one free month on a 12-month lease ≈ asking × 11 ÷ 12). Long time on market? Treat that comp as a ceiling.

Washington rules to keep in mind

New rent can be set at turnover; renewal increases are capped and need 90 days' written notice (RCW 59.18.700, 59.18.140). Nonrefundable fees must be in a written lease and labeled nonrefundable (RCW 59.18.285). No pet deposit, fee or pet rent for assistance animals (RCW 49.60.222, WAC 162-38-100). Deposits plus nonrefundable fees (pet ones too) over 25% of first month's rent: tenant may pay in installments on written request (RCW 59.18.610). **Compare properties, never people.** No preferences based on source of income (RCW 59.18.255) or any protected class.

Idea credit: James Orr, Real Estate Financial Planner. Educational only, not legal or financial advice. Check your city's code for local limits too.