

RENT REASONABLENESS CHECKLIST: SAINT LUCIE COUNTY

Client Name: _____

Street Address: _____

City: _____ County: _____

Published FY 2019 Fair Market Rents for this unit: (CHECK ONE)

Efficiency: \$855 1-Bedroom: \$873 2-Bedroom: \$1,105 3-Bedroom: \$1,524 4-Bedroom: \$1,834

Unit type: (CHECK ONE)

Does it meet Habitability? (CHECK ONE)

Apartment/Condo Duplex House Yes No N/A

The following are rent comparable:

	Program Unit	Comparable #1	Comparable #2	Comparable #3
Complex:		Whispering Pines	Treasure Cay	St. Andrews Pointe
Address:		4591 Whispering Pines	1200 Treasure Cay Dr.	2550 NW Hatches Harbor
Square Feet:		288/576	897/1100	810/1032/1210/1471
Bedrooms:		Studio - 2 Bedrooms	1-2 Bedrooms	1-4 Bedrooms
Location:	1. 2. 3. 4. 5.	1. Fast Food 2. Drug Store 3. Bus Route 4. Entertainment 5. Grocery Store	1. Fast Food 2. Drug Store 3. Bus Route 4. Entertainment 5. Grocery Store	1. Fast Food 2. Grocery 3. Bus Route 4. Entertainment 5. Hospital
Unit Type:		Apartment	Apartment	Apartment
Quality:		Fair	Excellent	Excellent
Facilities:	1. 2. 3. 4. 5.	1. W/D Connections 2. Heat/AC 3. Private Patio 4. Eat-in kitchen 5. Dishwasher	1. Washer/ Dryer 2. Dishwasher 3. Air Conditioning 4. Optional Dens 5. Ceiling Fans	1. Washer & Dryer 2. Dishwasher 3. Ceiling Fans 4. Air Conditioning 5. Wood laminated flooring
Amenities:	1. 2. 3. 4. 5.	1. HS Internet Access 2. Pet Friendly 3. Extra Storage 4. Laundry Facility 5. Emergency Maintenance	1. Playground 2. Laundry facility 3. Pool 4. Fitness Center 5. Business Center	1. Business Center 2. Fitness Center 3. Pool 4. Picnic Areas 5. After School program
Date Built:		1982	2004	2002
Management:		Yes- On- site	Yes- On-site	Yes- On-site
Rent:		\$651/ \$767/\$885	\$1,089/\$1,149	\$666/\$778/\$887/\$966

Proposed Contract Rent: \$_____ + Utility Allowance: \$_____ = Proposed Gross Rent: \$_____

Rent Reasonableness: Based on a comparison with rents for comparable units, I have determined that the proposed rent for the unit { } IS { } IS NOT REASONABLE.

Name:	Signature:	Date:
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