

RENT REASONABLENESS CHECKLIST: INDIAN RIVER COUNTY

Client Name: _____

Street Address: _____

City: _____ County: _____

Published FY 2020 Fair Market Rents for this unit:

Efficiency: \$663 1-Bedroom: \$853 2-Bedroom: \$1,018 3-Bedroom: \$1,398 4-Bedroom: \$1,625

Unit type:	Does it meet Habitability?				
Apartment/Condo Duplex House	Yes	No	N/A		

The following are rent comparable:

Program Unit		Comparable #1	Comparable #2	Comparable #3
Complex:		Indian River Apts.	Pinnacle Grove	Walker Woods
Address:		265 13 th Place	1810 Woodland Circle	2610 71 st Circle
Square Feet:		750/1046/1204	670/988/1165	775/1204/1261
Bedrooms:		1-3 Bedrooms	1-3 Bedrooms	1-3 Bedrooms
Location:	<ol style="list-style-type: none"> 1. 2. 3. 4. 5. 	<ol style="list-style-type: none"> 1. Fast Food 2. Drug Store 3. Bus Route 4. Entertainment 5. Grocery Store 	<ol style="list-style-type: none"> 1. Fast Food 2. Drug Store 3. Bus Route 4. Entertainment 5. Grocery Store 	<ol style="list-style-type: none"> 1. Fast Food 2. IRS College 3. Bus Route 4. Entertainment 5. Drug Store
Unit Type:		Apartment	Apartment	Apartment
Quality:		Good	Good	Good
Facilities:	<ol style="list-style-type: none"> 1. 2. 3. 4. 5. 	<ol style="list-style-type: none"> 1. W/D Connections 2. Heat/AC 3. Stove 4. Laundry Room 	<ol style="list-style-type: none"> 1. Washer/ Dryer 2. Cable 3. Air Conditioning 	<ol style="list-style-type: none"> 1. Washer & Dryer 2. Dishwasher 3. Ceiling Fans
Amenities:	<ol style="list-style-type: none"> 1. 2. 3. 4. 5. 	<ol style="list-style-type: none"> 1. Pool 2. Sport Court 3. Fitness Center 	<ol style="list-style-type: none"> 1. Playground 2. Gated Community 3. Sport Court 4. Pool/ Fitness 5. Library/ Teen Rm. 	<ol style="list-style-type: none"> 1. Two Playgrounds 2. Fitness Center 3. Pool & Picnic area 4. Gated Community 5. Pet Friendly
Date Built:		1995	2003	2003
Management:		Yes	Yes	Yes
Rent:		\$632/\$753/\$852	\$744/\$892/\$1,267	\$920/\$1,005/\$1,080

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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