

RENT REASONABLENESS CHECKLIST: MARTIN COUNTY

Client Name: _____

Street Address: _____

City: _____ County: _____

Published FY 2020 Fair Market Rents for this unit: (CHECK ONE)

Efficiency: \$932 1-Bedroom: \$938 2-Bedroom: \$1,207 3-Bedroom: \$1,642 4-Bedroom: \$1,907

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:		Harbour Breeze	The Crossing	Heritage Cove
Address:		1201 SE Palm Beach Rd.	3800 SE Gate House Circle	4284 SE Cove Lake circle
Square Feet:		653/753/953	761/983/1109	743/1123/1273
Bedrooms:		1-3 Bedrooms	1-3 Bedrooms	1-3 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	Good	Good
Facilities:	1. 2. 3. 4. 5.	1. W/D Connections 2. Heat/AC 3. Ceiling Fans 4. Larger Closets 5. Dishwasher	1. Washer/ Dryer 2. Dishwasher 3. Air Conditioning 4. Larger Closets 5. Microwave	1. Washer & Dryer 2. Dishwasher 3. Ceiling Fans 4. Air Conditioning 5. Berber Carpet
Amenities:	1. 2. 3. 4. 5.	1. Community Pool 2. Courtyard 3. Pet Friendly 4. Laundry Facility	1. Gated Community 2. Laundry facility 3. Pool 4. Fitness Center 5. Volley ball/Tennis Court	1. Business Center 2. Fitness Center 3. Pool 4. Picnic Areas 5. Laundry Facility
Date Built:		1973	1997	2001
Management:		Yes- On- site	Yes- On-site	Yes- On-site
Rent:		\$807/\$949/\$1,041	\$622/\$754/\$877	\$1,080/\$1,367/\$1,544

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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