

2019 RENT REASONABLENESS CHECKLIST:
St. Lucie County

DATE: _____

Client Name: _____
Address: _____
City: Fort Pierce **County:** St. Lucie County

Published FY 2019 Fair Market Rents for this unit:

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

Unit Type: Apartment/Condo Duplex House **Does it meet HQS?** YES NO

The following are rent comparable:

	Program Unit	Comparable #1	Comparable #2	Comparable #3
Complex:		<u>Pine Creek Village</u>	<u>Sandpiper</u>	<u>Treasure Cay Apartments</u>
Address:		1112 N. 29th Street	2403 S. 25th Street	1200 Treasure Cay Dr.
Square Feet:		640/773/978 sq. ft.	300/600/900 sq. ft.	800/897/1055/1100 sq.ft.
Bedrooms:		1 - 3 bedrooms	Studio - 2 bedrooms	1 - 2 bedrooms
Location:	1	1. Fast food	1. Fast food	1. Fast food
	2	2. Drug store	2. Drug store	2. Drug store
	3	3. Community transit	3. Community transit	3. Community transit
	4	4. Grocery	4. Grocery	4. Grocery
	5	5. Gas stations	5. Hospital	5. Entertainment
Unit Type:		Apartment	Apartment	Apartment
Quality:		Fair	Good	Excellent
Amenities	1	1. Air conditioning	1. Air conditioning	1. Air conditioning
	2	2. Dishwasher	2. Dishwasher	2. Dishwasher
	3	3. Tile floors	3. W/D connections	3. W/D connections
	4	4. Energy Efficient Appl.	4. Private patio	4. Optional Dens
	5	5. Dining Areas	5. Eat-in kitchen	5. Ceiling fans
Facilities:	1	1. Computer lab	1. HS Internet Access	1. Business Center
	2	2. Dog Park	2. Pet friendly	2. Laundry facility
	3	3. Playground	3. Extra Storage	3. Community pool
	4	4. Laundry facility	4. Laundry facility	4. Fitness Center
	5	5. Emergency maintenance	5. Emergency maintenance	5. Play ground
Date Built:		1971	1982	2004
Management:		On-site	On-site	On-site
Rent:		\$925/\$1000/\$1150	\$605/729/\$829	\$999-\$1089/\$1099-\$1219

In accordance with 24 CRF 582.305, I certify that based on the information available to this office, the requested rent is:

Reasonable

NOT Reasonable

Case Manager: _____

Date: _____