

2020 RENT REASONABLENESS CHECKLIST:
St. Lucie County

DATE:

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

Published FY 2020 Fair Market Rents for this unit:

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

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>Portifino Landings</u>	<u>Treasure Cay Apartments</u>
Address:	1112 N. 29th Street	4712 E Portifino Landings Blvd	1200 Treasure Cay Dr.
Square Feet:	640/773/978 sq. ft.	766/889/1285 sq. ft.	800/897/1100/1190 sq.ft.
Bedrooms:	1 - 3 bedrooms	1 - 3 bedrooms	1 - 2 bedrooms
Location:			
	1. Fast food	1. Fast food	1. Fast food
	2. Drug store	2. Drug store	2. Drug store
	3. Community transit	3. Community transit	3. Community transit
	4. Grocery	4. Grocery	4. Grocery
	5. Gas stations	5. Gas Stations	5. Entertainment
Unit Type:	Apartment	Apartment	Apartment
Quality:	Fair	Good	Excellent
Amenities			
	1. Air conditioning	1. Air conditioning	1. Air conditioning
	2. Dishwasher	2. Off-Street Parking	2. Dishwasher
	3. Tile floors	3. Washer/Dryer	3. W/D connections
	4. Energy Efficient Appl.	4. Storage Space	4. Optional Dens
	5. Dining Areas	5. Ceiling Fans	5. Ceiling fans
Facilities:			
	1. Computer lab	1. HS Internet Access	1. Business Center
	2. Dog Park	2. Pet friendly	2. Laundry facility
	3. Playground	3. Picnic Area	3. Community pool
	4. Laundry facility	4. Club House	4. Fitness Center
	5. Emergency maintenance	5. Fitness Center	5. Play ground
Date Built:	1971	2019	2004
Management:	On-site	On-site	On-site
Rent:	\$945/\$1022/\$1175	\$1098/\$1190/\$1393	\$1034-\$1049/\$1149-1214

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: _____