

2020 RENT REASONABLENESS CHECKLIST:

Martin County

DATE:

Client Name: _____
 Address: _____
 City: _____ County: Martin 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>Harbour Breeze</u>	<u>Harbour Cay</u>	<u>Heritage Cove</u>
Address:		1201 S.E Palm Beach Rd.	1215 Glenwood Drive SE	4284 SE Cove Lake Circle
Square Feet:		653/753/953 sq. ft.	592-736/732-1158	743/969/1273 sq. Ft.
Bedrooms:		1 - 3 bedrooms	1 - 2 bedrooms	1 - 3 bedrooms
Location:	1	1. Fast food	1. Shopping	1. Fast food
	2	2. Grocery	2. Grocery	2. Grocery
	3	3. Entertainment	3. Entertainment	3. Entertainment
	4	4. Public transit		4. Shopping
	5	5. Hospital		5. Public transit
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. W/D connections	3. W/D in unit	3. W/D connections
	4	4. Ceiling Fans	4. Larger closets	4. Ceiling Fans
	5	5. Larger closets	5. Microwave	5. Berber carpet
Facilities:	1	1. Community Pool	1. Community Pool	1. Community Pool
	2	2. Courtyard	2. Fitness Center	2. Fitness Center
	3	3. Laundry facility	3. Laundry facility	3. Picnic Areas
	4	4. Pet friendly	4. Pet friendly	4. Business Center
	5			5. Laundry facility
Date Built:		1973	1990	2004
Management:		On-site	On-site	On-site
Rent:		\$850/\$990/\$1090	\$1,005/\$1,230	\$1,225/\$1,345/\$1,739

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: _____