

**2020 RENT REASONABLENESS CHECKLIST:
St. Lucie County**

DATE:

Client Name: _____
Address: _____
City: Port St. Lucie **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>St. Lucie Oaks Apartments</u>	<u>St. Andrews Pointe</u>	<u>Springs at Tradition</u>
Address:		380 Brazilian	2550 NW Hatches Harbor	11200 SW Village Court
Square Feet:		946/1300 sq. ft.	810/1032/1210/1471sq.ft.	551/797/1202/1334sq. ft.
Bedrooms:		1 - 2 bedrooms	1 - 4 bedrooms	Studio - 3 bedrooms
Location:	1	1. Fast food	1. Fast food	1. Fast food
	2	2. Grocery	2. Grocery	2. Grocery
	3	3. Entertainment	3. Entertainment	3. Hospital
	4	4. Hospital	4. Hospital	4. Shopping
	5	5. Shopping	5. Public Transit	5. Public Transit
Unit Type:		Apartment	Apartment	Apartment
Quality:		Good	Excellent	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 connections	3. W/D in home
	4	4. Ceramic tile Flooring	4. Ceiling Fans	4. Ceiling fans
	5	5. Ceiling Fans	5. Wood laminate flooring	5. Balcony or patio
Facilities:	1	1. Community Pool	1. Community Pool	1. Community Pool
	2	2. Fitness Center	2. Fitness Center	2. Fitness Center
	3	3. Tennis court	3. Picnic Areas	3. Gated Entry
	4	4. Playground	4. Business Center	4. Recycling Center
	5	5. Nature Walk	5. Afterschool program	5. Pet Friendly
Date Built:		1985	2002	2004
Management:		On-site	On-site	On-site
Rent:		\$1150/\$1295	\$701/\$819/\$935/\$1030	\$1181/\$1382/\$1551/\$2148

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:** _____