

## RENT REASONABLENESS CHECKLIST: INDIAN RIVER COUNTY

Client Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City: \_\_\_\_\_ County: \_\_\_\_\_

**Published FY 2021 Fair Market Rents for this unit:**

Efficiency: \$699      1-Bedroom: \$881      2-Bedroom: \$1,059      3-Bedroom: \$1,430      4-Bedroom: \$1,673

**Unit type:**

**Does it meet Habitability?**

Apartment/Condo      Duplex      House      Yes      No      N/A

**The following are rent comparable:**

Program Unit		Comparable #1	Comparable #2	Comparable #3
<b>Complex:</b>		Indian River Apts.	Orchard Grove	Walker Woods
<b>Address:</b>		265 13 <sup>th</sup> Place	1810 Woodland Circle	2610 71 <sup>st</sup> Circle
<b>Square Feet:</b>		750/1046/1204	670/988/1165	775/1204/1261
<b>Bedrooms:</b>		1-3 Bedrooms	1-3 Bedrooms	1-3 Bedrooms
<b>Location:</b>	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. IRS College 3. Bus Route 4. Entertainment 5. Drug Store
<b>Unit Type:</b>		Apartment	Apartment	Apartment
<b>Quality:</b>		Good	Good	Good
<b>Facilities:</b>	1. 2. 3. 4. 5.	1. W/D Connections 2. Heat/AC 3. Stove 4. Laundry Room	1. Washer/ Dryer 2. Cable 3. Air Conditioning	1. Washer & Dryer 2. Dishwasher 3. Ceiling Fans
<b>Amenities:</b>	1. 2. 3. 4. 5.	1. Pool 2. Sport Court 3. Fitness Center	1. Playground 2. Gated Community 3. Sport Court 4. Pool/ Fitness 5. Library/ Teen Rm.	1. Two Playgrounds 2. Fitness Center 3. Pool & Picnic area 4. Gated Community 5. Pet Friendly
<b>Date Built:</b>		1995	2003	2003
<b>Management:</b>		Yes	Yes	Yes
<b>Rent:</b>		\$725/\$874/\$1016	\$869/\$1018/\$1,157	\$1050/\$1,200/\$1,310

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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