

# RENT REASONABLENESS CHECKLIST: SAINT LUCIE COUNTY

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

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

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

**Published FY 2021 Fair Market Rents for this unit: (CHECK ONE)**

Efficiency: \$926      1-Bedroom: \$932      2-Bedroom: \$1,211      3-Bedroom: \$1,618      4-Bedroom: \$1,830

**Unit type: (CHECK ONE)**

**Does it meet Habitability? (CHECK ONE)**

Apartment/Condo      Duplex      House      Yes      No      N/A

**The following are rent comparable:**

	Program Unit	Comparable #1	Comparable #2	Comparable #3
<b>Complex:</b>		Whispering Pines	Treasure Cay	St. Andrews Pointe
<b>Address:</b>		4591 Whispering Pines	1200 Treasure Cay Dr.	2550 NW Hatches Harbor
<b>Square Feet:</b>		288/576	897/1100	810/1032/1210/1471
<b>Bedrooms:</b>		Studio - 2 Bedrooms	1-2 Bedrooms	1-4 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. Grocery 3. Bus Route 4. Entertainment 5. Hospital
<b>Unit Type:</b>		Apartment	Apartment	Apartment
<b>Quality:</b>		Fair	Excellent	Excellent
<b>Facilities:</b>	1. 2. 3. 4. 5.	1. W/D Connections 2. Heat/AC 3. Private Patio 4. Eat-in kitchen 5. Dishwasher	1. Washer/ Dryer 2. Dishwasher 3. Air Conditioning 4. Optional Dens 5. Ceiling Fans	1. Washer & Dryer 2. Dishwasher 3. Ceiling Fans 4. Air Conditioning 5. Wood laminated flooring
<b>Amenities:</b>	1. 2. 3. 4. 5.	1. HS Internet Access 2. Pet Friendly 3. Extra Storage 4. Laundry Facility 5. Emergency Maintenance	1. Playground 2. Laundry facility 3. Pool 4. Fitness Center 5. Business Center	1. Business Center 2. Fitness Center 3. Pool 4. Picnic Areas 5. After School program
<b>Date Built:</b>		1982	2004	2002
<b>Management:</b>		Yes- On- site	Yes- On-site	Yes- On-site
<b>Rent:</b>		\$651/ \$767/\$885	\$1,374/\$1,524	\$776/\$912/\$1,043/\$1,150

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.

<b>Name:</b>	<b>Signature:</b>	<b>Date:</b>
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