

2021 RENT REASONABLENESS CHECKLIST:
Indian River County

DATE:

Client Name: _____
 Address: _____
 City: _____ County: Indian River County

Published FY 2020 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: Apartment/Condo Duplex House Does it meet HQS? YES NO

The following are rent comparable:

	Program Unit	Comparable #1	Comparable #2	Comparable #3
Complex:		Taylor Pointe	Walker Woods	Vero Green
Address:		4885 38th Circle	2610 71st Cir	2650 69th Terrace
Square Feet:		721/962/1221/1475 sq. ft.	775/1024/1261 sq. ft.	847/1111 sq. ft.
Bedrooms:		1 - 4 bedrooms	1 - 3 bedrooms	2 - 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. Entertainment
	4	4. Public Transit	4. Public Transit	4. Hospital
	5	5. Shopping	5. IRSC	5. Shopping
Unit Type:		Apartment	Apartment	Apartment
Quality:		Good	Good	Excellent
Amenities	1	1. Air conditioning	1. Air conditioning	1. Air conditioning
	2	2. Over range microwave	2. Dishwasher	2. Dishwasher
	3	3. W/D in unit	3. W/D in unit	3. W/D in unit
	4	4. Ceiling Fans	4. Ceiling Fans	4. Ceiling Fans
	5	5. Dishwasher	5. Sunroom option ava.	5. Extra storage
Facilities:	1	1. Community Pool	1. Community Pool	1. Community Pool
	2	2. Playground	2. Fitness Center	2. Fitness Center
	3	3. Picnic Areas	3. Picnic Areas	3. Picnic Areas
	4	4. Basketball court	4. Business Center	4. Play Area
	5	5. Clubhouse	5. Playgrounds	5. Guest Parking
Date Built:		1998	2003	2001
Management:		On-site	On-site	On-site
Rent:		\$775/\$921/\$1059/\$1174	\$1050/\$1200/\$1310	\$1,080/\$1,160

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: _____