

**2021 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- \$926      1-bedroom \$932      2-bedroom \$1,211      3-bedroom \$1,618      4-bedroom \$1,830

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
<b>Complex:</b>	<u>St. Lucie Oaks Apartments</u>	<u>St. Andrews Pointe</u>	<u>Springs at Tradition</u>
<b>Address:</b>	380 Brazilian	2550 NW Hatches Harbor	11200 SW Village Court
<b>Square Feet:</b>	946/1300 sq. ft.	810/1032/1210/1471sq.ft.	551/797/1202/1334sq. ft.
<b>Bedrooms:</b>	1 - 2 bedrooms	1 - 4 bedrooms	Studio - 3 bedrooms
<b>Location:</b>			
	1. Fast food	1. Fast food	1. Fast food
	2. Grocery	2. Grocery	2. Grocery
	3. Entertainment	3. Entertainment	3. Hospital
	4. Hospital	4. Hospital	4. Shopping
	5. Shopping	5. Public Transit	5. Public Transit
<b>Unit Type:</b>	Apartment	Apartment	Apartment
<b>Quality:</b>	Good	Excellent	Excellent
<b>Amenities</b>			
	1. Air conditioning	1. Air conditioning	1. Air conditioning
	2. Dishwasher	2. Dishwasher	2. Dishwasher
	3. W/D connections	3. W/D connections	3. W/D in home
	4. Ceramic tile Flooring	4. Ceiling Fans	4. Ceiling fans
	5. Ceiling Fans	5. Wood laminate flooring	5. Balcony or patio
<b>Facilities:</b>			
	1. Community Pool	1. Community Pool	1. Community Pool
	2. Fitness Center	2. Fitness Center	2. Fitness Center
	3. Tennis court	3. Picnic Areas	3. Gated Entry
	4. Playground	4. Business Center	4. Recycling Center
	5. Nature Walk	5. Afterschool program	5. Pet Friendly
<b>Date Built:</b>	1985	2002	2004
<b>Management:</b>	On-site	On-site	On-site
<b>Rent:</b>	\$1275/\$1475	\$776/\$912/\$1043/\$1150	\$1570/\$1841/\$2130/\$2247

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: \_\_\_\_\_