

**2018 RENT REASONABLENESS CHECKLIST:**  
St. Lucie County

**DATE:**

Client Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: Fort Pierce County: St. Lucie County

**Published FY 2018 Fair Market Rents for this unit:**

Efficiency- \$786      1-bedroom \$825      2-bedroom \$1,032      3-bedroom \$1,444      4-bedroom \$1,776

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>Whispering Pines</u>	<u>Sandpiper</u>	<u>Treasure Cay Apartments</u>
<b>Address:</b>		4591 Whispering Pines	2403 S. 25th Street	1200 Treasure Cay Dr.
<b>Square Feet:</b>		288/576/860 sq. ft.	300/600/900 sq. ft.	800/897/1055/1100 sq.ft.
<b>Bedrooms:</b>		Studio - 2 bedrooms	Studio - 2 bedrooms	1 - 2 bedrooms
<b>Location:</b>	1	1. Fast food	1. Fast food	1. Fast food
	2	2. Drug store	2. Drug store	2. Drug store
	3	3. Community transit	3. Community transit	3. Community transit
	4	4. Grocery	4. Grocery	4. Grocery
	5	5. Gas stations	5. Hospital	5. Entertainment
<b>Unit Type:</b>		Apartment	Apartment	Apartment
<b>Quality:</b>		Fair	Good	Excellent
<b>Amenities</b>	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 connections
	4	4. Private patio	4. Private patio	4. Optional Dens
	5	5. Eat-in kitchen	5. Eat-in kitchen	5. Ceiling fans
<b>Facilities:</b>	1	1. HS Internet Access	1. HS Internet Access	1. Business Center
	2	2. Pet friendly	2. Pet friendly	2. Laundry facility
	3	3. Extra Storage	3. Extra Storage	3. Community pool
	4	4. Laundry facility	4. Laundry facility	4. Fitness Center
	5	5. Emergency maintenance	5. Emergency maintenance	5. Play ground
<b>Date Built:</b>		1982	1982	2004
<b>Management:</b>		On-site	On-site	On-site
<b>Rent:</b>		\$579/\$679/\$769-\$779	\$549/\$649/\$769	\$950-\$1040/\$1030-\$1145

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: \_\_\_\_\_