

**2017 RENT REASONABLENESS CHECKLIST:**

Vero Beach

**DATE:**

Client Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ County: Indian River County

**Published FY 2017 Fair Market Rents for this unit:**

Efficiency \$586      1-bedroom \$701      2-bedroom \$846      3-bedroom \$1,216      4-bedroom \$1,369

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>Pinnacle Grove</u>	<u>Walker Woods</u>	<u>The Palms at Vero</u>
<b>Address:</b>		1810 Woodland Circle	2610 71st Cir	1210 4th Terrance
<b>Square Feet:</b>		670/988/1165 sq. ft.	775/1024/1141/ sq. ft.	904/1037/1085/1255sq. ft.
<b>Bedrooms:</b>		1 - 3 bedrooms	1 - 3 bedrooms	2 - 3 Bedrooms
<b>Location:</b>	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
<b>Unit Type:</b>		Apartment	Apartment	Apartment
<b>Quality:</b>		Good	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 in unit	3. W/D in unit
	4	4. Ceiling Fans	4. Ceiling Fans	4. Ceiling Fans
	5	5. Wood laminate flooring	5. Sunroom option ava.	5. Extra storage
<b>Facilities:</b>	1	1. Community Pool	1. Community Pool	1. Community Pool
	2	2. Fitness Center	2. Fitness Center	2. Fitness Center
	3	3. Picnic Areas	3. Picnic Areas	3. Picnic Areas
	4	4. Business Center	4. Business Center	4. Basketball court
	5	5. Laundry facility	5. Playgrounds	5. Laundry facility
<b>Date Built:</b>		2003	2003	2003
<b>Management:</b>		On-site	On-site	On-site
<b>Rent:</b>		\$680/\$790/\$754	\$795/\$885/\$1060	\$697/\$788

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: \_\_\_\_\_