

2017 RENT REASONABLENESS CHECKLIST:

DATE:

Martin County

Client Name: _____
 Address: _____
 City: _____ County: Martin County

Published FY 2017 Fair Market Rents for this unit:

Efficiency \$801 1-bedroom \$831 2-bedroom \$1,034 3-bedroom \$1,444 4-bedroom \$1,777

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: | | <u>Harbour Breeze</u> | <u>Harbour Cay</u> | <u>Stuart Pointe LTD</u> |
| Address: | | 1201 S.E Palm Beach Rd. | 1215 Glenwood Drive SE | 3521 NW Treasure Coast Dr |
| Square Feet: | | 653/753/953 sq. ft. | 592-736/732-1158 | 718/990/1167/1438sq. Ft. |
| Bedrooms: | | 1 - 3 bedrooms | 1 - 2 bedrooms | 1 - 4 bedrooms |
| Location: | 1 | 1. Fast food | 1. Shopping | 1. Fast food |
| | 2 | 2. Grocery | 2. Grocery | 2. Grocery |
| | 3 | 3. Entertainment | 3. Entertainment | 3. Entertainment |
| | 4 | 4. Public transit | | 4. Shopping |
| | 5 | 5. Hospital | | 5. Public transit |
| Unit Type: | | Apartment | Apartment | Apartment |
| Quality: | | Fair | Good | Excellent |
| Amenities | 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 connections |
| | 4 | 4. Ceiling Fans | 4. Larger closets | 4. Ceiling Fans |
| | 5 | 5. Larger closets | 5. Microwave | 5. Berber carpet |
| Facilities: | 1 | 1. Community Pool | 1. Community Pool | 1. Community Pool |
| | 2 | 2. Courtyard | 2. Fitness Center | 2. Fitness Center |
| | 3 | 3. Laundry facility | 3. Laundry facility | 3. Picnic Areas |
| | 4 | 4. Pet friendly | 4. Pet friendly | 4. Business Center |
| | 5 | | | 5. Laundry facility |
| Date Built: | | 1973 | 1990 | 2004 |
| Management: | | On-site | On-site | On-site |
| Rent: | | \$7779/\$899/\$999 | \$929-\$936/\$962-\$1218 | \$635/\$757/\$862/\$944 |

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: _____