

2019 RENT REASONABLENESS CHECKLIST:
Indian River County

DATE:

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

Published FY 2019 Fair Market Rents for this unit:

Efficiency- \$617 1-bedroom \$802 2-bedroom \$961 3-bedroom \$1,352 4-bedroom \$1,547

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>Taylor Pointe</u>	<u>Walker Woods</u>	<u>The Palms at Vero</u>
Address:		4885 38th Circle	2610 71st Cir	1210 4th Terrance
Square Feet:		721/962/1221/1475 sq. ft.	775/1024/1141 sq. ft.	904/1037/1085/1255sq. 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. Basketball court
	5	5. Clubhouse	5. Playgrounds	5. Laundry facility
Date Built:		1998	2003	2003
Management:		On-site	On-site	On-site
Rent:		\$633/\$741/\$850/\$943	\$835/\$920/\$1095	\$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: _____