

**2019 RENT REASONABLENESS CHECKLIST:  
St. Lucie County**

**DATE:**

**Client Name:** \_\_\_\_\_  
**Address:** \_\_\_\_\_  
**City:** Port St. Lucie **County:** St. Lucie County

**Published FY 2019 Fair Market Rents for this unit:**

**Efficiency- \$855      1-bedroom \$873      2-bedroom \$1,105      3-bedroom \$1,524      4-bedroom \$1,834**

**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>Bella Vista Apartments</u>
<b>Address:</b>		380 Brazilian	2550 NW Hatches Harbor	1900 Bella Vista Way
<b>Square Feet:</b>		946/1300 sq. ft.	810/1032/1210/1471sq.ft.	800/897/1100/1190sq. ft.
<b>Bedrooms:</b>		1 - 2 bedrooms	1 - 4 bedrooms	1 - 2 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. Hospital	4. Hospital	4. Shopping
	5	5. Shopping	5. Public Transit	5. Public Transit
<b>Unit Type:</b>		Apartment	Apartment	Apartment
<b>Quality:</b>		Good	Excellent	Good
<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. Ceramic tile Flooring	4. Ceiling Fans	4. Walk-in Closets
	5	5. Ceiling Fans	5. Wood laminate flooring	5. Optional Dens
<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. Tennis court	3. Picnic Areas	3. Picnic Areas
	4	4. Playground	4. Business Center	4. Business Center
	5	5. Nature Walk	5. Afterschool program	5. Laundry facility
<b>Date Built:</b>		1985	2002	2004
<b>Management:</b>		On-site	On-site	On-site
<b>Rent:</b>		\$1015/\$1225	\$663/\$773/\$883/\$962	\$1039/\$1069/\$1199/\$1309

**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:** \_\_\_\_\_