REVIEWS AND ADVICE FROM CURRENT EMPLOYEES

AU GRADUATE SCHOOL

HOUSING GUIDE 2024

- HOUSING DATA
- NEIGHBORHOODS EXPLAINED
- APARTMENT RATINGS
- TOP PROPERTIES
- LANDLORD INFO
- RENTER RESOURCES

VeryApt
Intelligent Apartment Search
GETTING THE MOST OUT OF THE GUIDE

Start with the Housing Facts section. This section should help you determine the type of apartment you’d like to live in and how much you should expect to pay in rent.

Read about different neighborhoods and narrow down your search to parts of the city that you like most.

Use the Apartment Ratings section to identify the best apartment buildings across the categories (e.g. best amenities, highest rated) that matter most to you.

Visit VeryApt.com to read reviews, get pricing, and set up appointments for the apartments you like most.

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Washington D.C. We asked students to rate their apartments on a scale of 1-10 across six categories:

<table>
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<tr>
<th>Category</th>
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<td>Management</td>
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<td>Amenities</td>
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<td>Location</td>
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<td>Safety</td>
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Based on their feedback, we compiled a list of the best apartment buildings for American Grad students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.
A Warm and Welcoming Community with Unbeatable Amenities

Near Arlington, Alexandria and Washington, DC.

Stylish, renovated homes with modern features for constant comfort, and a fantastic selection of amenities, indoors and out. Residents find everyday needs close by: with shopping, dining, nightlife and employment via car, bus, Metro, just minutes away.

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Call 703.941.1550 - VistasOfAnnandale.com
vistasofannandaleleasing@cimgroup.com

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ON-SITE AMENITIES

Fitness Center
Swimming Pool and Sundeck
Beautifully Manicured Grounds with Lots of Green Space and Playground
BBQ Grilling Stations
Exclusive Farmers Market
Business Center
24-Hour Emergency Maintenance
Parking

Choose from spacious one, two, and three bedroom homes with large closets, in-unit washer & dryer, and attached patio or balcony.
Where American Grad students live

- Cathedral Heights: 30%
- Bethesda: 15%
- Van Ness: 10%
- Forest Hills: 10%
- Other (<5% each): 35%

Who American Grad students live with

- Alone: 40%
- Spouse/partner: 25%
- Roommate (excluding spouse/partner): 35%

19% of American Grad students live with pets

What type of properties American Grad students live in

- Large property (50+ units): 60%
- Small property (2-9 units): 35%
- Mid-size property (10-49 units): 5%

What size residences American Grad students live in

- Studios: 25%
- One bedrooms: 35%
- Two bedrooms: 25%
- Three or more bedrooms: 15%

Distribution of property ratings

- 0 - 6.9: 20%
- 7 - 7.9: 15%
- 8 - 8.9: 30%
- 9+: 35%

Average rent by apartment size

- Studio: $1,640
- 1BR: $1,900
- 2BR: $2,585
- 3BR: $3,420

Rent versus own

- 95% Rent
- 5% Own

Commute methods

- Public Transit: 45%
- Driving: 25%
- Walking: 25%
- Biking: 5%
Join hundreds of American Grad Students in the fight for better student loans.

Juno is a collective bargaining group started by MBA students that has successfully negotiated discounts for students since 2018.

Sign up for free

juno.us/am
Rent with Confidence

**Time Savers**

All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

**Concierge Service**

On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.

**Intelligent Search**

Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

**Trusted Reviews**

Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

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**WHY WE STARTED VERYAPPT**

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn’t have to be. We know what makes an apartment truly feel like home is unique for each person and that’s why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We’ll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com
Here’s to good living

1500 Arlington Apartments  
1500 Arlington Boulevard, Arlington VA
Rosslyn  
703.890.4966

2255 Wisconsin Apartments  
2255 Wisconsin Ave NW, DC
Glover Park  
202.804.0694

Visit BMCProperties.com to find your new apartment today.

Highview and Castle Manor Apartments  
202.897.0384

Idaho Terrace Apartments  
Cathedral Heights
3040 Idaho Ave NW, DC
702.873.8220

Park Crest Apartments  
Glover Park
2324 41st Street NW, DC
202.866.3910

U Street  
2505 13th Street NW, DC
202.897.0384

August Apartments  
Dupont Circle
2147 O Street NW, DC
771.232.9783

York and Potomac Park Apartments  
Foggy Bottom
510 21st Street NW, DC
202.618.6517

The Shay Apartments  
Shaw
1924 8th Street NW, DC
771.232.9817

West End Residences  
West End
1221 24th Street NW, DC
202.335.3898

Kew Gardens Apartments  
Georgetown
2700 Q Street NW, DC
771.223.9509
NEIGHBORHOODS EXPLAINED
An overview of the most popular neighborhoods for American Grad students

1 Cathedral Heights
30% of American Grad students
Cathedral Heights is a historical neighborhood with an easy commute, convenient accessibility and great restaurants and bars. Safety was rated 10/10 here and it’s a nice break from the big city feel without actually being too far removed.

2 Bethesda
15% of American Grad students
Bethesda is technically located in Maryland, but it’s more of a DC suburb and it’s not far from campus. Despite all there is to do, Bethesda offers a relatively quiet atmosphere when compared to DC and there are a lot of outdoor spaces nearby.

3 Van Ness
10% of American Grad students
Once the site of the Civil War, Van Ness has changed itself to embrace art, culture, cuisines and fashion. The Hillwood Museum and Gardens of DC helps residents to catch their breath and enjoy the collaboration between art and nature.

4 Forrest Hills
10% of American Grad students
The name Forest Hill itself describes the exact nature of the neighborhood. Its uniqueness is that it promotes recreational activities in a natural setting.

Other Neighborhoods
less than 5% each

5 Columbia Heights
6 Friendship Village
7 Dupont Circle
8 Glover Park
9 Woodley Park
10 Silver Spring
Take a look inside

- **600-800 SQ.FT.** 1 BEDROOM / 1 BATH
  - Parque Flooring, Granite/Quartz Countertops, Black/Stainless Steel Appliances

- **350-450 SQ.FT.** STUDIO + 1 BATH
  - Parque Flooring, Granite/Quartz Countertops, Black/Stainless Steel Appliances

**Community Features**

- 24-Hour Concierge
- All Utilities Included
- Free Parking
- Garage Parking
- Fitness Center
- On-site Laundry
- Remote Fob Access
- Free WIFI in Amenity Areas
- 8-Min Walk to AU Campus

**The Berkshire Apartments**

STUDIO - 1BR - 2BR FLOORPLANS

- 4201 Massachusetts Ave NW
  - Washington, DC 20016

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Cathedral Heights
Historical Neighborhood with a Contemporary Lifestyle

ABOUT CATHEDRAL HEIGHTS

With the theme of history, this neighborhood has learned to embrace a more contemporary lifestyle with hang out spots like Barcelona Restaurant & Wine Bar or fitness opportunities like YogaFusion. Reviewers note that it's very popular for people associated with American University and has a nice, quiet feel to it.

Suburban Feel  Convenient Commute
Walkable      Easy Accessibility

MEDIAN RENTS IN CATHEDRAL HEIGHTS

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<th></th>
<th>$1,495</th>
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WHAT RESIDENTS THINK ABOUT CATHEDRAL HEIGHTS

⭐⭐⭐⭐⭐ Review by American Grad Student  CHANCERY

An easy walk to school, and an amazing view of the national cathedral. Grocery shopping and restaurants are just a couple blocks away. The 33 bus line is very accessible and consistent. The only problem is that it is a 20+ minute walk to the closest metro stops (Cleveland park and Tenleytown metro stops).

⭐⭐⭐⭐⭐ Review by American Grad Student  4200 CATH.

Overall it’s a nice and quiet area. In addition, it’s quite safe with serious crimes being few and far between. However, it’s somewhat far from the nearest metro station (Tenleytown-AU). Also, there are not many restaurants/bars nearby, so going out generally involves public transit, rideshare, etc.
Amenities include:
Sparkling Pool
State of the Art Fitness Center
Rooftop Deck
Amazing Views
Gourmet Kitchen
In-Unit Washer and Dryer
Ample Closet Space
Convenient to Public Transit
ABOUT BETHESDA

There are grocery stores, department stores, and other suburban necessities within a 5-10 minute drive. Many bars, restaurants, and additional shopping are also close by. Despite all there is to do, Bethesda offers a relatively quiet atmosphere when compared to DC and there are a lot of outdoor spaces nearby.

Shopping  Bars and Restaurants  Public Transit  Quiet  Biking

MEDIAN RENTS IN BETHESDA

<table>
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<td>2 Bedroom</td>
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WHAT RESIDENTS THINK ABOUT BETHESDA

⭐⭐⭐⭐⭐ Review by American Grad Student  BAINBRIDGE

I am a single mother with an older dog that requires constant walking. I’ve never felt unsafe at any time of day or night. It’s a family friendly town for sure, with lots of events happening right downstairs from me!

⭐⭐⭐⭐⭐ Review by American Grad Student  THE RESIDENCES

Lots of things to see and do; plenty of opportunities to explore and be outside while being close to d.c.
Van Ness
A Former Civil War Site and a Place to Enjoy Art, Culture, Food, and Fashion Together

ABOUT VAN NESS
Before 2013, not much was thought of this Van Ness. But since it’s major renovations, renters have been flocking. Join the new crowd and move to Van Ness before the word gets out about this cool, freshly styled neighborhood. Places from Acacia Bistro for Mediterranean cuisine to the ideal urban escape at Rock Creek Park are well liked by most of the locals in the area during the weekends.

Grocery Store Nearby
Quiet Neighborhood
Suburban

MEDIAN RENTS IN VAN NESS

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<th>1 Bedroom</th>
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WHAT RESIDENTS THINK ABOUT VAN NESS

★★★★★
Review by American Grad Student  📍 Conn. Heights
Pretty quiet neighborhood as far as DC neighborhoods go. I personally really like that about it as I prefer a quiet, darker, more residential scene, but maybe others would like it to be ‘more happening.’ It’s a short ride to busier areas like DuPont or Adams Morgan though.

★★★★★
Review by American Grad Student  📍 Conn. Heights
Less than a block from the apartment are multiple places to eat, a book store, a CVS, and a liquor store. Within walking distance and more towards the Van Ness metro there are more great eating options.
Forest Hills
Diverse Neighborhood that is Fantastic for Outdoor Activities

ABOUT FOREST HILLS

The name Forest Hill itself describes the exact nature of the neighborhood. Its uniqueness is that it promotes recreational activities in a natural setting. The number of embassies in the area bring in a lot of diversity into the neighborhood giving the residents a remarkable global experience.

Outdoor Activities
Convenient Commute
Quiet Neighborhood

MEDIAN RENTS IN FOREST HILLS

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<tr>
<th></th>
<th>Studio</th>
<th>1 Bedroom</th>
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WHAT RESIDENTS THINK ABOUT FOREST HILLS

⭐⭐⭐⭐⭐ Review by American Grad Student AVALON

Forest Hills/Van Ness is a great neighborhood. It’s very safe, close to campus, and very chill. It’s family-oriented so if you’re looking for something closer to nightlife, I’d suggest another neighborhood. I like that it’s quiet but close enough to Adams Morgan and Dupont Circle. There are some good restaurants, but not many bars nearby. If you’d like to be within walking distance of a lot of bars/restaurants then I’d suggest Adams Morgan.

⭐⭐⭐⭐⭐ Review by American Grad Student PARK CONN.

This neighborhood is very peaceful. Besides the occasional helicopters, it is also very quiet. If you’re originally from the suburbs like I am, you’ll love Forest Hills/ Van Ness. It is the perfect blend of city (restaurants, shops, busy road) and suburbs.
# Apartment Ratings

**Key**

- Excellent for a category
- Great
- Average
- Below average

<table>
<thead>
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<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
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**Note:** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com. Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.
## Apartment Ratings

<table>
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<tr>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
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### About Our Categories

#### Property Type
- **Apartment (Apt)**: Properties with one building manager. Often have consistent pricing/features.
- **Condo**: Properties with multiple owners. Lease terms and features can vary significantly by unit.

#### Key Building Factor Ratings
- **Overall Rating**: Overall feedback on building quality.
- **Popularity**: Estimated # of students in the building.

### Living Situation Ratings
- **Families**: How students with partners and/or children rated the building.
- **Pet Owners**: How students with pets rated the building.

### Building Quality Ratings
- **Management**: Maintenance and service quality.
- **Amenities**: In-room and building features beyond the basics.
- **Value**: Building quality given cost of rent.
- **Social**: Building community and social scene.
- **Safety**: Building neighborhood safety.
MOST POPULAR
Buildings with the most American Grad students

READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

TOP 5

1st
IDAHO TERRACE
Cathedral Heights
$s$$
8+ PEOPLE

Review by AmericanU Graduate Student
“Idaho Terrace is a safe, comfortable and quiet community. The location is convenient for those working/studying at AU or in the Cathedral Heights neighborhood, and on major bus lines. However, not very convenient for those who may need to commute given its distance from metro stops (commute times can be over an hour to get to the other side of the city). Walking distance to Giant, CVS and Starbucks, as well as several restaurants in Downtown Cathedral Heights. The building has an odd age skew with most residents being either AU students or retired folks.”

2nd
THE BERKSHIRE
Cathedral Heights
$s$$
6+ PEOPLE

Review by AmericanU Graduate Student
“It’s a 10 minute walk (if that) to campus each day and in a pretty safe neighborhood (especially since it’s neighbors with Homeland Security). The staff are quick to respond to any questions or needs, and the other residents are friendly (many of whom are other AU students!). Highly recommend!”

3rd
AVALON THE ALBEMARLE
Forest Hills
$$$
5+ PEOPLE

Review by AmericanU Graduate Student
“Good apartment complex in a family friendly location. 6 minute walk from a Red Line metro stop with several stores and restaurants around. Little pricey and a few pests are my primary complaints, but the staff is friendly and responsive.”

Studio 1 BR 2 BR 3 BR
Price
$1,640 $1,900 $2,585 $3,420
HIGHEST RATED

Buildings with the best overall ratings

READ MORE REVIEWS AT VERYAPT.COM

What the highest-rated properties typically offer:

✓ High-end amenities
✓ Close proximity to work/school
✓ Nearby stores/grocery
✓ Excellent management

TOP 5

avec on h street

studio
$1,640

1 BR
$1,900

2 BR
$2,585

3 BR
$3,420

455 eye street

$4,550

5 BR
$6,200

6 BR
$7,300

7 BR
$8,400

8 BR
$9,500

9 BR
$10,600

10 BR
$11,700

lyon village apartments

$1,300

1 BR
$1,600

2 BR
$2,200

3 BR
$2,800

4 BR
$3,400

5 BR
$4,000

6 BR
$4,600

7 BR
$5,200

8 BR
$5,800

9 BR
$6,400

10 BR
$7,000

the apollo

$1,200

1 BR
$1,500

2 BR
$2,100

3 BR
$2,700

4 BR
$3,300

5 BR
$3,900

6 BR
$4,500

7 BR
$5,100

8 BR
$5,700

9 BR
$6,300

10 BR
$6,900

avec on h street

H Street Corridor

10.0 OVERALL RATING

Review by AmericanU Graduate Student
“Pros: - 24/7 Rooftop dog park - No monthly pet rent (one time $500 deposit per pet) - Management/Maintenance is responsive and helpful - Close to Union Station (~10 min walk) and very close to major bus routes (X2, 90, 92) - Quality appliances (+ in-unit washer/dryer) - Great neighborhood - They host a lot of building events (yoga, cooking classes, tickets to NFL games, etc) - Gym has Pelotons Cons: - Main con is safety. There are little to no cameras in the building so they can’t even keep track of crime...[cont.]”

455 eye street

Mount Vernon Square

10.0 OVERALL RATING

Review by AmericanU Graduate Student
“Building is close to lots of transport options and study spots. It is very safe and clean and I’ve never had any maintenance or neighbor issues.”

lyon village apartments

Lyon Village

10.0 OVERALL RATING

Review by AmericanU Graduate Student
“By far the best apartment I’ve ever lived in, including several others in the DMV. Many of our neighbors have lived here for (literally) decades. There aren’t many amenities, but the rent is far more reasonable for how close we are to the Metro as a result.”
### BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:

- Great common spaces
- Convenient location
- Excellent management
- Newer construction

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 BR</th>
<th>2 BR</th>
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<tr>
<td>$1,740</td>
<td>$2,000</td>
<td>$2,685</td>
<td>$3,520</td>
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</table>

### TOP 5

1. **5333 CONNECTICUT**
   - Rating: 10.0
   - Location: Chevy Chase DC
   - Price: $$$$
   - Review by *AmericanU Graduate Student*
     - "I love my apartment, because it's the perfect size for me, and has a ton of great amenities, while also being close to public transit."

2. **AVEC ON H STREET**
   - Rating: 10.0
   - Location: H Street Corridor
   - Price: $$
   - Review by *AmericanU Graduate Student*
     - "Pros: - 24/7 Rooftop dog park - No monthly pet rent (one time $500 deposit per pet) - Management/Maintenance is responsive and helpful - Close to Union Station (~10 min walk) and very close to major bus routes (X2, 90, 92) - Quality appliances (+ in-unit washer/dryer) - Great neighborhood - They host a lot of building events (yoga, cooking classes, tickets to NFL games, etc) - Gym has Pelotons Cons: - Main con is safety. There are little to no cameras in the building so they can’t even keep track of crime...[cont.]"

3. **PRESS HOUSE**
   - Rating: 10.0
   - Location: NoMa
   - Price: $$$$$
   - Review by *AmericanU Graduate Student*
     - "New building, great pool on the roof, excellent CrossFit gym in-building, very pet-friendly, good location near Red Line and H St.”

4. **WATERGATE AT LANDMARK**
   - Rating: 10.0
   - Location: Chevy Chase DC
   - Price: $$$$
   - Review by *AmericanU Graduate Student*
     - "[Review content not provided]"

5. **THE APOLLO**
   - Rating: 9.8
   - Location: NoMa
   - Price: $$
   - Review by *AmericanU Graduate Student*
     - "[Review content not provided]"

---

14
BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

- Great price-to-space trade off
- Good location
- Solid amenities and basic features

TOP 5

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<tr>
<th>Property</th>
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<td>QUEBEC HOUSE</td>
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<tr>
<td>THE MODERN AT ART PLACE</td>
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Review by AmericanU Graduate Student
“Great value! It’s not anything fancy but we are close to the Metro.”

Review by AmericanU Graduate Student
“Wonderful gated community with friendly neighbors. Indoor and outdoor pools, tennis, pickleball, putting green, restaurant, market, community spaces, game room, library, salon, gym. Everything you need in one place!”

Review by AmericanU Graduate Student
“For graduate school I purchased a condo at The Willoughby. It is a great building in a great area, near plenty of stores and right by the Friendship Heights metro. The building is filled with immigrants and retirees, although there are a few other young people, including a few other AU students who rent their units. If you want a quiet apartment in a safe and wealthy area, consider buying or renting here.”
Rowhouses are apartments in older buildings, typically a few stories tall. They usually do not have a doorman, an elevator, or many amenities, but can be cheaper and more spacious than the apartment and condo units in high-rises.

### Why You Should Consider a Rowhouse
- Cheaper
- Larger floor plans
- 3+ bedrooms available
- More privacy

### Why You May Want to Avoid a Rowhouse
- No doorman
- Less convenient locations
- Older construction
- Limited amenities
- More maintenance issues

### Finding a Rowhouse
Rowhouses can be challenging to find because they tend to be individually owned and do not have full-time leasing managers. Rowhouse listings are typically available ~60 days in advance. You can find a rowhouse by searching online listings, contacting a landlord directly, or by working with VeryApt’s Concierge Team who can help identify some options.

### Preparing for a Rowhouse Search
Most American Grad students opt for larger properties in order to live closer to other students and simplify the housing search. That said, there are plenty of wonderful rowhouses - be prepared to visit more properties to find that perfect home, carefully examine the pros/cons, and move quickly if you find a unit you love.

### Tips and Advice

#### Reliable Landlords
Check online reviews and talk to previous tenants to find out about your landlord. Look for one that responds quickly to maintenance requests and has a history of returning deposits.

#### Noise and Neighbors
Sounds often travel well through rowhouses and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.

#### Lease Terms
Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.
**LANDLORD GRADES**
and the Renting Process

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<tr>
<td>A+</td>
<td>Roseland Management Company</td>
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<td>B</td>
<td>Scott Management</td>
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<tr>
<td>A+</td>
<td>Southern Management Corporation</td>
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<tr>
<td>A+</td>
<td>UIP Property Management</td>
</tr>
<tr>
<td>A+</td>
<td>William C. Smith &amp; Company</td>
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</tbody>
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**Landlord Grades**
Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

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**Understanding THE RENTING PROCESS**

If this is your first time renting, here is a heads up on what the process is like:

**Application process**
You will be asked to **fill out an application** for an apartment. Likely this will include an **application fee ($30-50)** and potentially a deposit (up to one month’s rent). If you’re an international student, you **may have to provide alternate information** - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

**After you’re approved**
A landlord will often ask for a **security deposit** and **prepaid rent**. A landlord typically charges up to two months’ rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you **give proper notification that you are moving out** (typically 60-90 days), the landlord has **30 days to return the security deposit at the end of the lease**. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

**What to look out for**
Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at contact@veryapt.com.
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GET STARTED!

QUESTIONS?
CONTACT@VERYAPT.COM