REVIEWS AND ADVICE
FROM CURRENT STUDENTS

TEXAS LAW

HOUSING GUIDE
2023

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

VeryApt
Intelligent Apartment Search
TABLE OF CONTENTS

3 HOUSING FACTS
Our data on housing

4 ABOUT VERYAPT
Using the VeryApt site alongside this guide

5 NEIGHBORHOODS OVERVIEW
Most popular neighborhoods for Texas Law students
- Hancock
- Downtown Austin
- West Campus
- Hyde Park

10 DATA TABLE
Compiled from Texas Law student reviews

12 APARTMENT RATINGS
Top apartments, based on the feedback of Texas Law students
- Most Popular
- Highest Rated
- Best for Amenities
- Best for Value

17 LANDLORDS
Ratings for landlords and management companies

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 Austin. We asked students to rate their apartments on a scale of 1-10 across six categories:

- Overall
- Value
- Management
- Amenities
- Location
- Safety

Based on their feedback, we compiled a list of the best apartment buildings for 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.
You deserve the perfect home. Experience one of our three AMLI luxury apartment communities in the Mueller mixed-use urban area with close proximity to UT at Austin. Scan below to learn more about each property!
Where Texas Law students live

- Hancock: 45%
- Downtown Austin: 10%
- West Campus: 10%
- Hyde Park: 10%
- Other: 25%

Who Texas Law students live with

- Alone: 45%
- Spouse/partner: 25%
- Roommate (excluding spouse/partner): 30%

25% of Texas Law students live with pets

What type of properties Texas Law students live in

- Large property (50+ units): 60%
- Mid-size property (20-49 units): 15%
- Small property (2-9 units): 25%

What size residences Texas Law students live in

- Studios or efficiencies: 10%
- One bedrooms: 45%
- Two bedrooms: 30%
- 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: $1,300
- 1 Bedroom: $1,550
- 2 Bedrooms: $1,975
- 3 Bedrooms: $2,700

Rent versus own

- Rent: 95%
- Own: 5%

Commute methods

- Walking: 40%
- Driving: 35%
- Public Transit: 15%
- Biking: 10%
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.

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
NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Texas Law students

1. **Hancock**
   - 45% of Texas Law students
   - Hancock is perfect for you if you are looking for a neighborly experience while still being close enough to campus/city life. It has plenty of its own restaurants, shopping, and places to socialize with friends.

2. **Downtown Austin**
   - 10% of Texas Law students
   - Downtown Austin is at the very heart of the Texas state capital, both literally and figuratively. With access to restaurants, museums and an awe-inspiring view of the Texas State Capitol, this area of the city is the center of culture, commerce, and history.

3. **West Campus**
   - 10% of Texas Law students
   - West Campus is full of college students and offers a plethora of nightlife options. The neighborhood is just a short walk from campus but usually tends to have higher rent costs than some of the surrounding areas because of the ideal location.

4. **Hyde Park**
   - 10% of Texas Law students
   - Renters here love having separation from both the hustle and bustle of downtown Austin and the fast-paced (and sometimes noisy) scene on the University of Texas campus. There is easy access to the city with the bus lines that are available.

Other Neighborhoods

- **Zilker**
- **Riverside**
- **Old West Austin**
- **East Austin**
- **South Lamar**
- **South Congress**
ABOUT HANCOCK

North of the University of Texas and close to downtown is surprisingly quaint and quiet Hancock, a neighborhood highly desired by professionals, families, university students and faculty. Hancock’s suburban lifestyle and convenient location to many Austin attractions makes it a perfect place to live for those that want to enjoy the best of both worlds.

<table>
<thead>
<tr>
<th>Close Enough to Campus</th>
<th>Peaceful</th>
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<tr>
<td>Public Transit</td>
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MEDIAN RENTS IN HANCOCK

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<tr>
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<th>$1,355</th>
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<tr>
<td>Studio</td>
<td>1 Bedroom</td>
<td>2 Bedroom</td>
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</table>

WHAT RESIDENTS THINK ABOUT HANCOCK

★ ★ ★ ★

Review by Texas Law Student

The neighborhood is close to the law school, but avoids most of the undergraduate crowds. Sometimes it can get a little loud at night, but it’s overall a pretty quiet neighborhood.

★ ★ ★ ★

Review by Texas Law Student

The neighborhood on the west side of Red River is very nice, has a great park and a good place to go for a walk. The east side of Red River can be nice, however you are right up against I-35. This makes it feel slightly less safe and there is more noise/activity. Overall still a great place to live as a law student, very close to the law school and convenient to getting around town, groceries, restaurants, etc.
Downtown Austin

The Heart of the City

ABOUT DOWNTOWN AUSTIN

Downtown Austin is rapidly growing in popularity and has become a huge destination for tourists eager to immerse themselves in Austin’s charm. That said, students have consistently rated this as the top neighborhood since you have a plethora of options for nightlife/dining and the commute to class is said to be easy. In a way, it offers the best of both worlds.

Walk-Able  Great Nightlife
Convenient to Class  Heart of Austin

MEDIAN RENTS IN DOWNTOWN AUSTIN

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<td>$3,300</td>
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</table>

WHAT RESIDENTS THINK ABOUT DOWNTOWN AUSTIN

⭐⭐⭐⭐⭐ Review by Texas Law Student  GABLES PARK TOWER
You can walk to Trader Joe’s, Whole Foods, or 6th Street and access to Town Lake is a 5 minute walk as well. Really centrally located and easy to get to other parts of the city by public transport when needed.

⭐⭐⭐⭐⭐ Review by Texas Law Student  GABLES WEST AVE
This is a great neighborhood. It’s not as hectic as it may sound. There are tons of restaurants, bars, and shops nearby. We have Trader Joe’s and Whole Foods within a short walk (Trader Joe’s is 42 seconds away). There are so many bus routes that it’s easy to get anywhere (including school). It’s a little pricey, of course, being downtown, but I thought it was worth it.
West Campus
Full of Students

ABOUT WEST CAMPUS

West Campus, also known as West University, is just a short walk from the heart of the University of Texas. The environment is as upbeat and vibrant as the coeds that frequent these highly populated streets. The diverse architecture includes apartments, bungalows, duplexes, mansion and uniquely designed homes.

Great Atmosphere  Full of Students
Fun Place to Live    Campus

MEDIAN RENTS IN WEST CAMPUS

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</table>

WHAT RESIDENTS THINK ABOUT WEST CAMPUS

🌟🌟🌟🌟🌟
Review by Texas Law Student
REGENTS WEST
West Campus is great. It’s close to UT and Guadalupe. The parties can be very loud and younger kids can be very annoying on Saturdays. They will keep you up late at night and puke in your building’s elevator.

🌟🌟🌟🌟🌟
Review by Texas Law Student
HOUSE
Good access to campus and lots of students living here. One mile from grocery store, not counting Target so it is pretty convenient. Bus access is pretty okay.
Hyde Park

A Convenient and Walk-Able Suburb

ABOUT HYDE PARK

Hyde Park is a great neighborhood, home to many students, young couples, and professionals alike, that boasts shopping centers, fine restaurants, parks, and cafes scattered throughout the town. Downtown Austin, the area of South Congress, and the University of Texas are all easily accessible for locals due to the convenience of public transportation options within the neighborhood.

Close to Restaurants

Shopping Centers

Pet Friendly

MEDIAN RENTS IN HYDE PARK

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<tr>
<td>Studio</td>
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<tr>
<td>2 Bedroom</td>
<td>$1,690</td>
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</table>

WHAT RESIDENTS THINK ABOUT HYDE PARK

Review by Texas Law Student

SPANISH OAKS

Access to the 7 bus line straight to campus was great, and it’s a short walk to North Loop restaurants and bars. I walked or took the bus to campus every day. The Hyde Park Shopping center is also great, with good food, a great bakery/coffee shop, and grocery store for quick trips. Hyde Park is a great residential neighborhood for walking/jogging (even though 45th St is pretty busy, and crosswalks are few and far between).

Review by Texas Law Student

DEL MAR APTS

Quiet, lots of young professionals, neighborhood feel, bars and coffee shops and groceries all within walking distance, campus is a 10 minute bus ride away or a 7 minute bike ride.
## APARTMENT RATINGS

**KEY**

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

- $$$ $1860+ per renter
- $$$ $1440- $1859
- $$ $1140- $1439
- $ < $1140

*Prices subject to change and may vary significantly by room type.

**2905 Swisher St Apt 308**
- **Property Type:** Apt
- **Rating:** 8.0
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**AMLI on 2ND**
- **Property Type:** Apt
- **Rating:** 8.4
- **Price Range:** $$$$$
- **Most Popular:** ••••
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Acacia Cliffs**
- **Property Type:** Apt
- **Rating:** 6.8
- **Price Range:** $$
- **Most Popular:** ••
- **Best for Pets:** •
- **Best for Families:** ••
- **Management:** •
- **Amenities:** ••
- **Value:** •
- **Social:** •
- **Safety:** •

**Ashton Austin**
- **Property Type:** Apt
- **Rating:** 8.3
- **Price Range:** $$$$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Aspenwood Apartments**
- **Property Type:** Condo
- **Rating:** 7.1
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** ••
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Aura Thirty2**
- **Property Type:** Apt
- **Rating:** 7.2
- **Price Range:** $$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Aura on Lamar**
- **Property Type:** Apt
- **Rating:** 7.0
- **Price Range:** $$$$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** ••
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Camden Lamar Heights**
- **Property Type:** Apt
- **Rating:** 8.1
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Century Condos**
- **Property Type:** Condo
- **Rating:** 8.0
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** ••
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Creekstone**
- **Property Type:** Apt
- **Rating:** 8.9
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Elan East**
- **Property Type:** Apt
- **Rating:** 8.5
- **Price Range:** $$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**FLORA**
- **Property Type:** Apt
- **Rating:** 7.2
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Gables Park Plaza**
- **Property Type:** Apt
- **Rating:** 9.0
- **Price Range:** $$$$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Gables Republic Square**
- **Property Type:** Apt
- **Rating:** 10.0
- **Price Range:** $$$$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Gallery at Domain Phase I**
- **Property Type:** Apt
- **Rating:** 9.0
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Madison at Stone Creek**
- **Property Type:** Apt
- **Rating:** 7.0
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Marq Uptown**
- **Property Type:** Apt
- **Rating:** 8.4
- **Price Range:** $$$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Marquis at Caprock Canyon**
- **Property Type:** Apt
- **Rating:** 8.0
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Midtown Commons at Crestview Station**
- **Property Type:** Apt
- **Rating:** 7.6
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Monterey Ranch**
- **Property Type:** Apt
- **Rating:** 8.5
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

**Mosaic at Mueller**
- **Property Type:** Apt
- **Rating:** 7.2
- **Price Range:** $$
- **Most Popular:** •
- **Best for Pets:** •
- **Best for Families:** •
- **Management:** •
- **Amenities:** •
- **Value:** •
- **Social:** •
- **Safety:** •

*** 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

## 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.

## Ratings Table

<table>
<thead>
<tr>
<th>Property Name</th>
<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
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<td>Northland Museo</td>
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MOST POPULAR
Buildings with the most Texas Law students
READ MORE REVIEWS AT VERYAPT.COM

What students typically look for:

- Excellent location
- Reasonably-priced apartments
- Solid amenities

TOP 5

1st
SABINA APARTMENTS
Hancock, 3400 Harmon Ave
$$$
15+ PEOPLE

Review by Texas Law Student
“My roommate and I were able to get a pre-lease on our apartment which brought the price down into our budget. The units are incredibly spacious and up to date, the amenities are great, there is plenty of parking, and the location is within the perfect walking distance from school. It is very convenient living close to so many other law students as well. The front office staff is so kind and helpful and I have nothing but great things to say about my decision to live here.”

1st
TROUBADOUR
Hancock, 3403 Harmon Ave
$$$$
15+ PEOPLE

Review by Texas Law Student
“Rent is not cheap at Troubadour, but the management has made the experience 100x worth the price. Living among other 1Ls has transformed my first year experience and I feel sad for my other friends who live in areas further from the law school because I am lucky to get to spend a lot of time with my friends and carpool to law school events together.”

3rd
MARQ UPTOWN
Hancock
$$$
14+ PEOPLE

Review by Texas Law Student
“I really enjoy living here. The apartments are all very nice, the pool is huge, and the gym is great. Management is always very helpful and responsive. It is also close to school.”

Studio $1,300
1 BR $1,550
2 BR $1,975
3 BR $2,700
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

Studio
$1,500

1 BR
$1,750

2 BR
$2,175

3 BR
$2,900

TOP 5

1st
GABLES REPUBLIC SQUARE
Downtown Austin, 401 Guadalupe St

$4,500
10.0 OVERALL RATING

Review by Texas Law Student
“The management company is excellent. The amenities are very well taken care of and is in a great downtown location close to everything.”

2nd
GABLES PARK PLAZA
Downtown Austin, 115 Sandra Muraida Way

$3,500
9.0 OVERALL RATING

Review by Texas Law Student
“Gables Park Plaza is in a great location, right on the river and downtown in walking distance to many other students’ apartments and the West 6th bars where tons of business school students go on the weekends. It is a nice building with a gorgeous pool and modern interior, and over a dozen students live here each year.”

CREEKSTONE
Austin, 8054 Exchange Dr

$2,500
9.0 OVERALL RATING

Review by Texas Law Student
“It’s very nice to be away from campus and downtown, and all of that. This area is very secluded and there’s almost no foot traffic. It’s nice to be able to escape from the craziness.”

GALLERY AT DOMAIN
PHASE I

$3,500
9.0 OVERALL RATING

ELAN EAST

$4,500
8.6 OVERALL RATING
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

Studio 1 BR 2 BR 3 BR
$1,700 $1,950 $2,375 $3,100

TOP 5

1st GABLES REPUBLIC SQUARE Downtown Austin, 401 Guadalupe St

Review by Texas Law Student
“The management company is excellent. The amenities are very well taken care of and is in a great downtown location close to everything.”

2nd TROUBADOUR Hancock, 3403 Harmon Ave

Review by Texas Law Student
“This apartment is pretty sweet. The amenities are fantastic, it’s super close to the law school, the garage feels really safe and we don’t have many break-ins. I never hear my neighbors which is awesome.”

3rd GABLES PARK PLAZA Downtown Austin, 115 Sandra Muraida Way

Review by Texas Law Student
“Gables Park Plaza is in a great location, right on the river and downtown in walking distance to many other students’ apartments and the West 6th bars where tons of business school students go on the weekends. It is a nice building with a gorgeous pool and modern interior, and over a dozen students live here each year.”

4th GALLERY AT DOMAIN PHASE I

5th ELAN EAST

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

Studio 1 BR 2 BR 3 BR
$1,100 $1,350 $1,775 $2,500

TOP 5

1st
MARQUIS AT CAPROCK CANYON
Austin
$ 10.0 VALUE RATING

Review by Texas Law Student
“I live in a quiet neighborhood in the northwest part of town. It’s a long commute from the law school and the downtown, but it works for us and is close to family.”

2nd
MIDTOWN COMMONS AT CRESTVIEW STATION
Crestview, 810 W St Johns Ave
$$ 9.2 VALUE RATING

Review by Texas Law Student
“Great price and public transportation access. Very central if you are looking to do activities around Austin. About a 10 - 15 minute drive to the law school and 30 minutes by bus (I think).”

3rd
TIMBERCREEK APARTMENTS
Bouldin, 614 S 1st St
$$ 9.1 VALUE RATING

Review by Texas Law Student
“It’s an older motel-style complex(10 different buildings scattered around a central parking lot).
Pros: The pool and view of downtown are great. A lot of cool parks and restaurants within walking distance. There’s a bus stop right outside the complex. One of the lowest prices on a two-bedroom anywhere in the city. Very very close to our child’s school Colibri. If you are a parent looking for daycare I would highly recommend this complex and the school.
Cons: It’s an old building built in the ’60s, the fixtures aren’t great and the floors aren’t level. Only one bathroom. Also a 15-min drive or a 40ish -min bus ride from the law school.”

4th
NORTHLAND MUSEO

5th
ACACIA CLIFFS

1st
2nd
3rd
4th
5th
**ABOUT TOWNHOMES**

Townhomes 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 TOWNHOME**
- CHEAPER
- LARGER FLOOR PLANS
- 3+ BEDROOMS AVAILABLE
- MORE PRIVACY

**WHY YOU MAY WANT TO AVOID A TOWNHOME**
- NO DOORMAN
- LESS CONVENIENT LOCATIONS
- OLDER CONSTRUCTION
- LIMITED AMENITIES
- MORE MAINTENANCE ISSUES

**Finding a townhome**

Townhomes can be challenging to find because they tend to be individually owned and do not have full time leasing managers. Townhome listings are typically available ~60 days in advance. You can find a townhome 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 townhome search**

Most Texas Law 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 townhomes - 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 townhomes 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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Landlord Grades
Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

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 only 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.