

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

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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](https://www.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.

LIVE LIFE LOVE LIFE

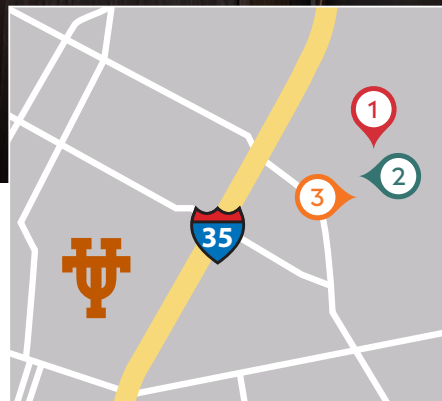
AMLI
RESIDENTIAL



AMLI Branch Park




AMLI on Aldrich



AMLI at Mueller


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!



1
AMLI
on Aldrich
855-207-7623



2
AMLI
Branch Park
844-469-1802



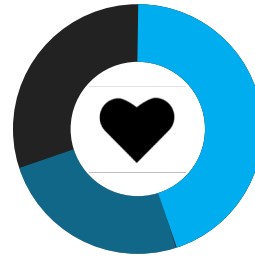
3
AMLI
at Mueller
844-886-9485

Where Texas Law students live



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

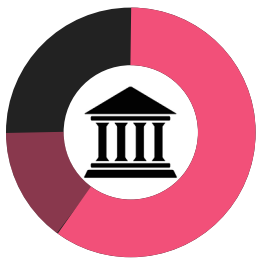
Who Texas Law students live with



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

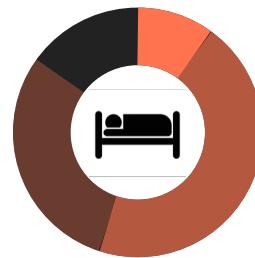
25% of Texas Law students live with pets

What type of properties Texas Law students live in



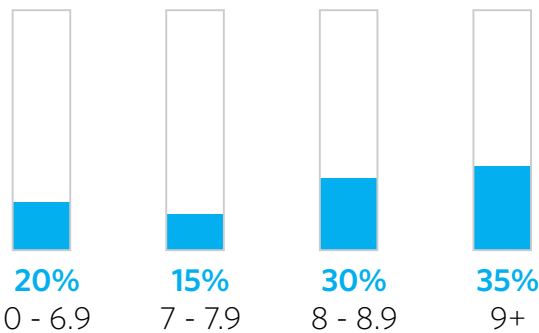
- 60%** Large property (50+ units)
- 15%** Mid-size property (20-49 units)
- 25%** Small property (2-9 units)

What size residences Texas Law students live in



- 10%** Studios or efficiencies
- 45%** One bedrooms
- 30%** Two bedrooms
- 15%** Three or more bedrooms

Distribution of property ratings



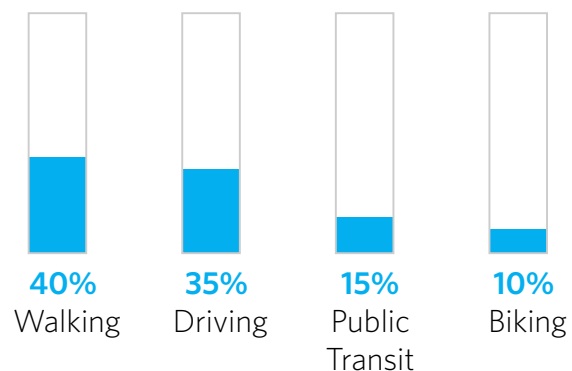
Average rent by apartment size



Rent versus own



Commute methods



Rent with Confidence

Time Savers

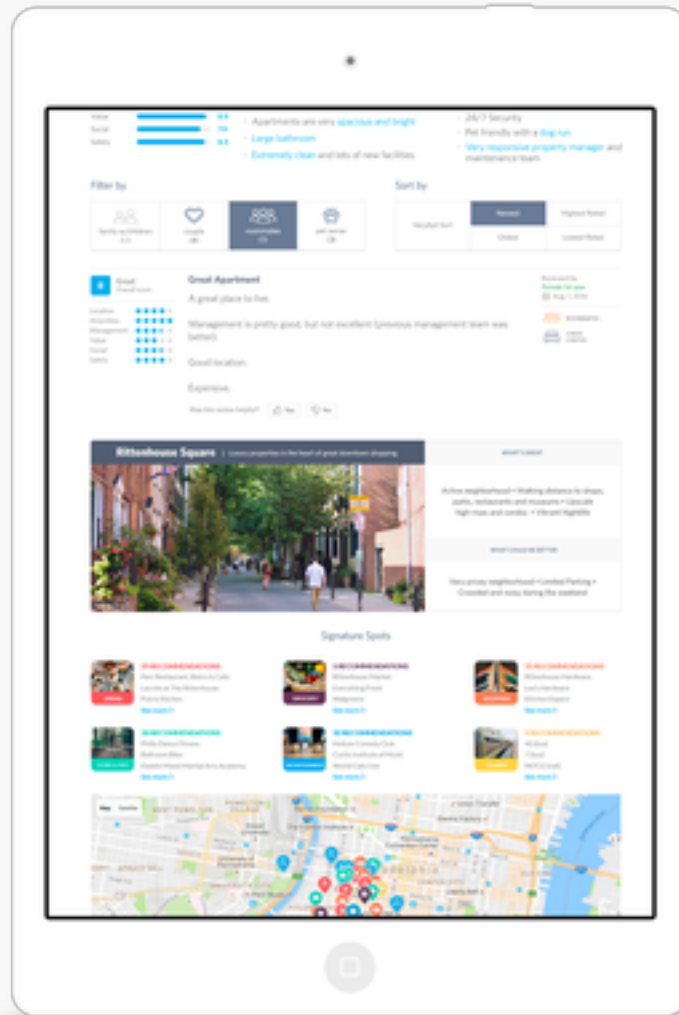


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

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

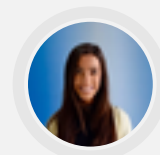


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

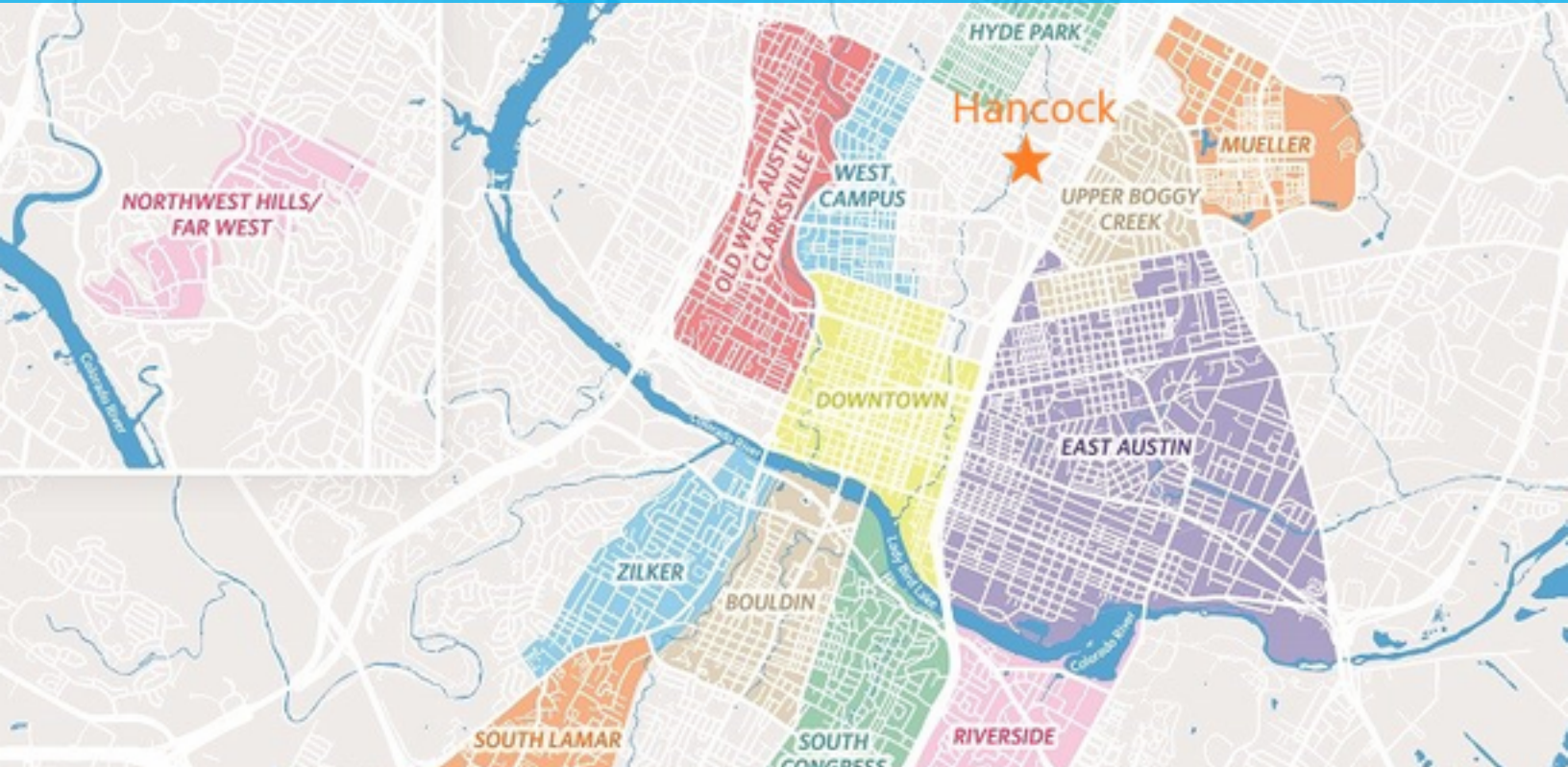
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations 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.

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.

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.

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

less than 5% each

- 5 Zilker
- 6 Riverside
- 7 Old West Austin
- 8 East Austin
- 9 South Lamar
- 10 South Congress

Hancock

Highly Desirable

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.

Close Enough to Campus

Peaceful

Public Transit

Quaint

MEDIAN RENTS IN HANCOCK

\$1,355

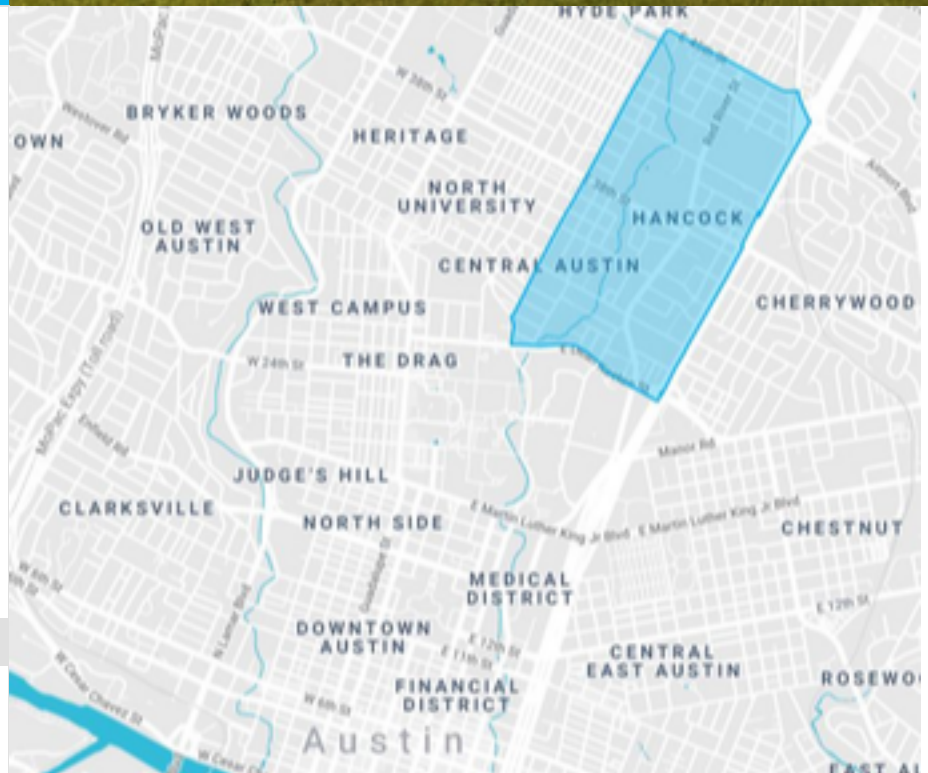
Studio

\$1,600

1 Bedroom

\$1,895

2 Bedroom



WHAT RESIDENTS THINK ABOUT HANCOCK



Review by [Texas Law Student](#)

RED RIVER APTS

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](#)

TROUBADOUR

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

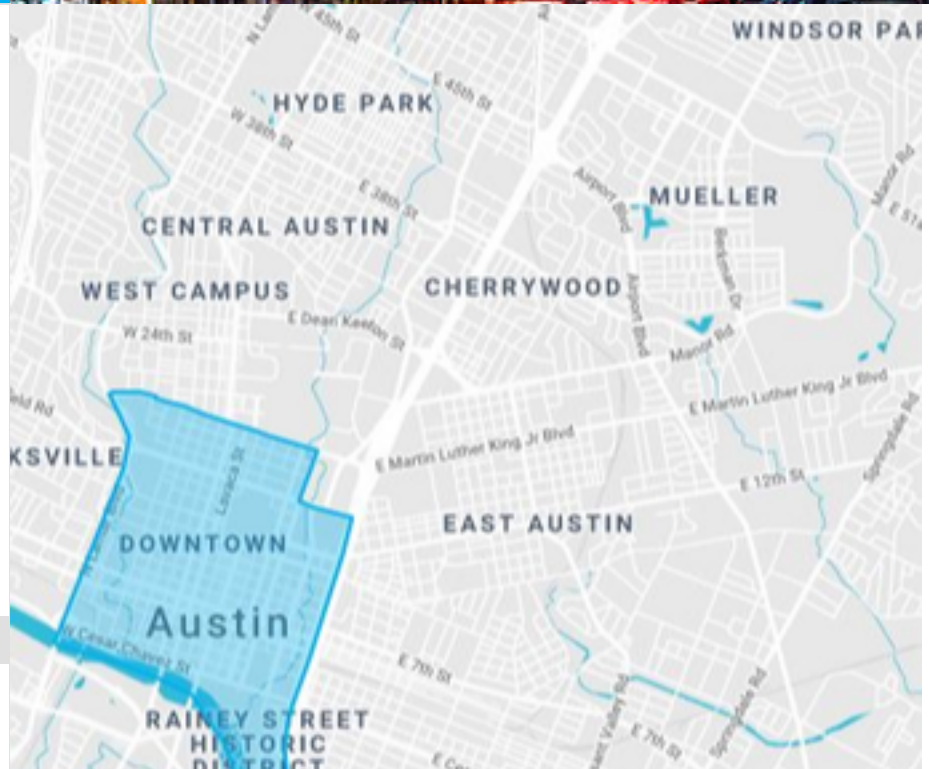
Downtown Austin is rapidly growing in popularity and has become a huge destination for tourists eager to immerse themselves in Austin's charm. That said, students have consistently rated this as the top neighborhood since you have a plethora of options for nightlife/dining and the commute to class is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

\$1,750

Studio

\$2,250

1 Bedroom

\$3,300

2 Bedroom

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

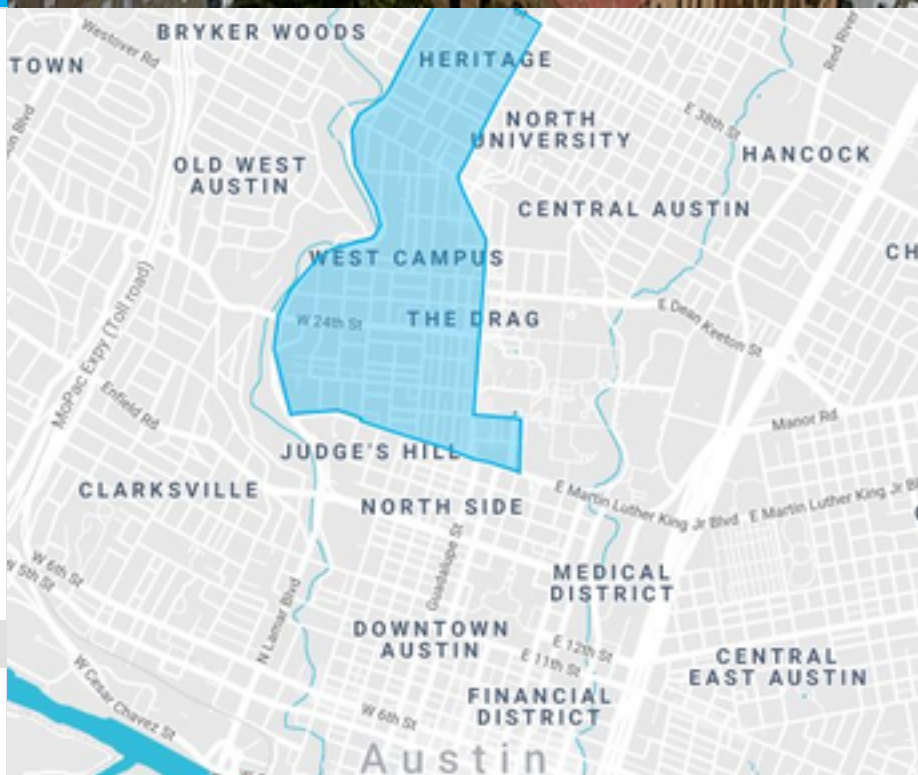
West Campus, also known as West University, is just a short walk from the heart of the University of Texas. The environment is as upbeat and vibrant as the coeds that frequent these highly populated streets. The diverse architecture includes apartments, bungalows, duplexes, mansion and uniquely designed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

Great Atmosphere

Full of Students

Fun Place to Live

Campus



MEDIAN RENTS IN WEST CAMPUS

\$1,150
Studio

\$1,320
1 Bedroom

\$1,550
2 Bedroom

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

\$1,095

Studio

\$1,350

1 Bedroom

\$1,690

2 Bedroom



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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
2905 Swisher St Apt 308	Apt	8.0	\$\$				●●	●●	●●●	●	●●
AML1 on 2ND	Apt	8.4	\$\$\$\$				●●●●	●●●●	●●	●●●	●●●●
Acacia Cliffs	Apt	6.8	\$				●●	●●	●●●●	●	●●●
Ashton Austin	Apt	8.3	\$\$\$\$		✓		●●●●	●●●●	●●●	●●●●	●●
Aspenwood Apartments	Condo	7.1	\$\$				●●	●●	●●●●	●●●	●●
Aura Thirty2	Apt	7.2	\$\$\$	✓			●●	●●●●	●●	●●●●	●●
Aura on Lamar	Apt	7.0	\$\$\$\$				●●	●●●	●●	●●●	●●
Camden Lamar Heights	Apt	8.1	\$\$\$				●●●	●●●	●●●	●●	●●
Century Condos	Condo	8.0	\$				●●●	●●	●●	●●●●	●●●●
Creekstone	Apt	8.9	\$		✓	✓	●●	●●●	●●●	●	●●●●
Elan East	Apt	8.5	\$\$\$	✓			●●●	●●●●	●●	●●●	●●●●
FLORA	Apt	7.2	\$\$				●●	●●	●●●	●	●●
Gables Park Plaza	Apt	9.0	\$\$\$\$		✓		●●●●	●●●●	●●●●	●●●●	●●●●
Gables Republic Square	Apt	10.0	\$\$\$\$				●●●●	●●●●	●	●●	●●●●
Gallery at Domain Phase I	Apt	9.0	\$\$				●●●●	●●●●	●●	●●●●	●●●
Madison at Stone Creek	Apt	7.0	\$			✓	●●	●●	●●●	●●	●●●
Marq Uptown	Apt	8.4	\$\$\$	✓		✓	●●●	●●●●	●●	●●●●	●●
Marquis at Caprock Canyon	Apt	8.0	\$		✓		●●	●●	●●●●	●●●	●●●●
Midtown Commons at Crestview Station	Apt	7.6	\$\$				●●●●	●●●	●●●●	●●	●●●●
Monterey Ranch	Apt	8.5	\$				●●●	●●	●	●●●	●●
Mosaic at Mueller	Apt	7.2	\$				●●	●●●	●●	●●●	●●

*** 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

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Northland Museo	Apt	8.0	\$				••	•••	••••	••	•••
Peaks @ NW Hills	Apt	7.2	\$\$				•••	•	•••	••	••
Platform Apartments	Apt	8.2	\$\$\$\$				••••	••••	••	•••	•••
Post West Austin	Apt	7.6	\$\$				•••	•••	••	••	•••
Pressler Apartments	Apt	7.3	\$\$\$				••	•••	•••	•••	••
Residences at the Triangle	Apt	6.0	\$\$\$				••	••	•	••	••
River City Lofts	Condo	9.0	\$\$				••••	••	•••	••••	••••
River Oaks	Apt	7.7	\$				•••	••	••	•••	•••
Sabina Apartments	Apt	6.9	\$\$\$\$	✓	✓	✓	••	•••	••	••••	••
Sterling Crest	Condo	8.1	\$\$				•••	••	•••	••	•••
The Aspect by Cortland	Apt	6.5	\$				••	••	•••	•	••
The Bungalows	Condo	8.8	n/a				••	••	••••	•	•••
The Hive Red River	Apt	6.6	\$\$				••	••	••	•	••
The Independent	Condo	10.0	\$\$\$\$				••••	••••	••••	••••	••••
The Knoll	Apt	6.5	\$\$			✓	••	•••	••	••	••••
The Marks	Apt	8.5	\$\$				•••	••	••••	•••	•••
The Pearl	Apt	6.0	\$\$\$				••	•••	••	••	••
Timbercreek Apartments	Apt	8.4	\$\$\$				••	••	••••	••••	•••
Troubadour	Apt	8.4	\$\$\$\$	✓			••••	••••	••	••••	••
University Quarters	Apt	7.8	\$				•••	•	••••	••	••
West Koenig Flats	Apt	8.4	\$\$\$				••	••	••	••	••
the PARKER	Apt	7.0	\$				••••	••	••	••	••

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.

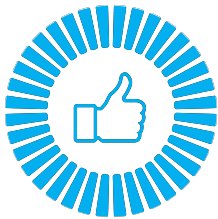
Safety Building neighborhood safety.

MOST POPULAR

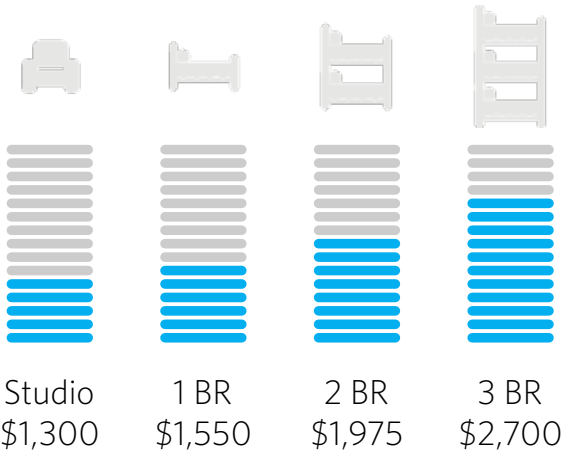
Buildings with the most Texas Law students

[READ MORE REVIEWS AT VERYAPT.COM](http://VERYAPT.COM)

What students typically look for:



- ✓ Excellent location
- ✓ Reasonably-priced apartments
- ✓ Solid amenities



TOP 5

1 st	SABINA APARTMENTS	15+ PEOPLE
1 st	TROUBADOUR	15+ PEOPLE
3 rd	MARQ UPTOWN	14+ PEOPLE
4 th	AURA THIRTY2	13+ PEOPLE
5 th	ASHTON AUSTIN	8+ PEOPLE

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."

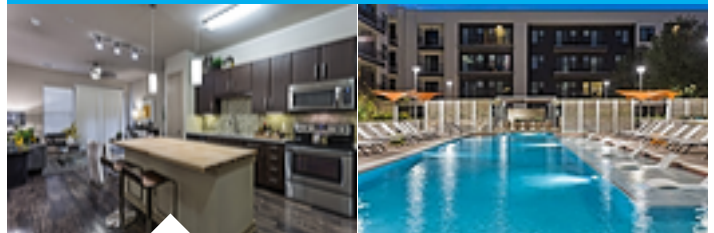
3rd

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."

HIGHEST RATED

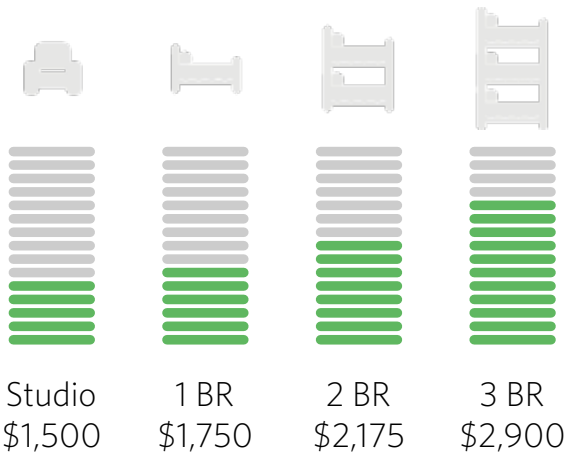
Buildings with the best overall ratings

[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

1 st	GABLES REPUBLIC SQUARE	10.0 OVERALL RATING
2 nd	GABLES PARK PLAZA	9.0 OVERALL RATING
2 nd	CREEKSTONE	9.0 OVERALL RATING
2 nd	GALLERY AT DOMAIN PHASE I	9.0 OVERALL RATING
5 th	ELAN EAST	8.6 OVERALL RATING

1st
GABLES REPUBLIC SQUARE
\$\$\$\$
10.0
OVERALL RATING

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
GABLES PARK PLAZA
\$\$\$
9.0
OVERALL RATING

Downtown Austin, 115 Sandra Muraida






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."

2nd
CREEKSTONE
\$
9.0
OVERALL RATING

Austin, 8054 Exchange Dr

Review by *Texas Law Student*

"It's very nice to be away from campus and downtown, and all of that. This areas is very secluded and there's almost no foot traffic. It's nice to be able to escape from the craziness."

BEST FOR AMENITIES

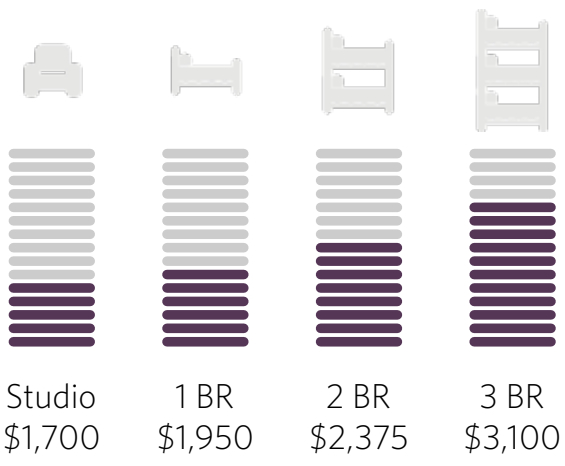
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



TOP 5

1 st		GABLES REPUBLIC SQUARE	10.0 AMENITY RATING
2 nd		TROUBADOUR	9.4 AMENITY RATING
3 rd		GABLES PARK PLAZA	9.0 AMENITY RATING
3 rd		GALLERY AT DOMAIN PHASE I	9.0 AMENITY RATING
5 th		ELAN EAST	8.7 AMENITY RATING

1st **GABLES REPUBLIC SQUARE** \$\$\$\$ | **10.0** AMENITY RATING
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** \$\$\$\$ | **9.4** AMENITY RATING
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** \$\$\$ | **9.0** AMENITY RATING
Downtown Austin, 115 Sandra Muraida

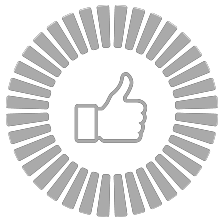
Review by Texas Law Student
"Gables Park Plaza is in a great location, right on the river and downtown in walking distance to many other students' apartments and the West 6th bars where tons of business school students go on the weekends. It is a nice building with a gorgeous pool and modern interior,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

BEST FOR VALUE

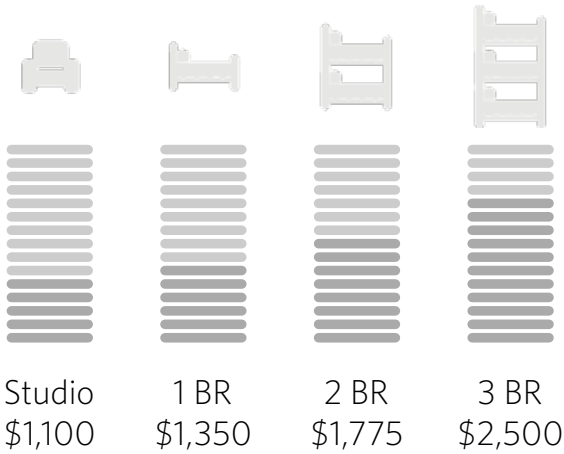
Highest-rated properties for value

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

1 st	MARQUIS AT CAPROCK CANYON	10.0 VALUE RATING
2 nd	MIDTOWN COMMONS AT CRESTVIEW STATION	9.2 VALUE RATING
3 rd	TIMBERCREEK APARTMENTS	9.1 VALUE RATING
4 th	NORTHLAND MUSEO	9.0 VALUE RATING
5 th	ACACIA CLIFFS	8.5 VALUE RATING

1st

MARQUIS AT CAPROCK CANYON
Austin

\$

10.0
VALUE RATING



Review by *Texas Law Student*

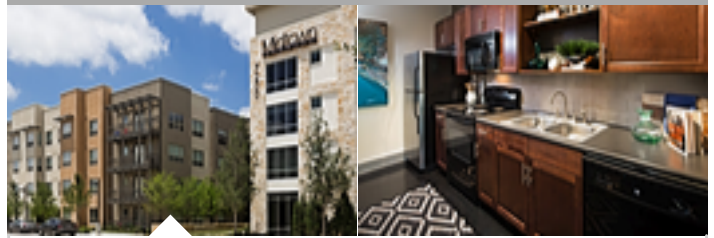
"I live in a quiet neighborhood in the northwest part of town. It's a long commute from the law school and the downtown, but it works for us and is close to family."

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."



Townhomes

Smaller properties and how to find them

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

GRADE LANDLORD

A+	AMLI Residential
A+	Alliance Residential Company
A+	CWS Apartment Homes
A+	Camden
A+	Gables Residential
B+	Greystar
A-	MAA
A+	Mill Creek Residential Trust
A+	Northland Investment Corporation
A+	RPM
A+	Rainier Management
A-	Roscoe Properties
B+	The NRP Group
A+	UDR
B+	Village Green Company
A+	Weinstein Properties
C+	Westdale
A	Windsor Communities

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.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

WWW.VERYAPT.COM