

REVIEWS AND ADVICE
FROM 600+ STUDENTS

FUQUA MBA

HOUSING GUIDE — 2019 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES



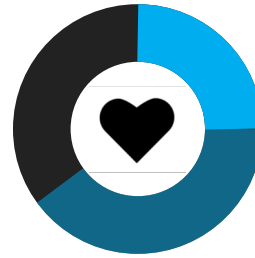
Intelligent Apartment Search

Where Fuqua MBA students live



65% Ninth Street
15% Downtown Durham
10% Erwin - LaSalle
5% Brightleaf
5% Other

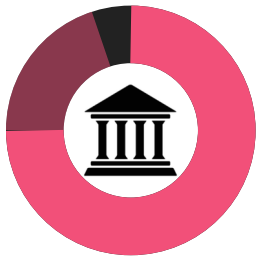
Who Fuqua MBA students live with



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

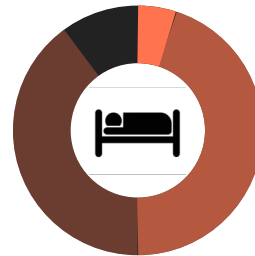
11% of Fuqua MBA students live with pets
 10% of Fuqua MBA students have children

What type of properties Fuqua MBA students live in



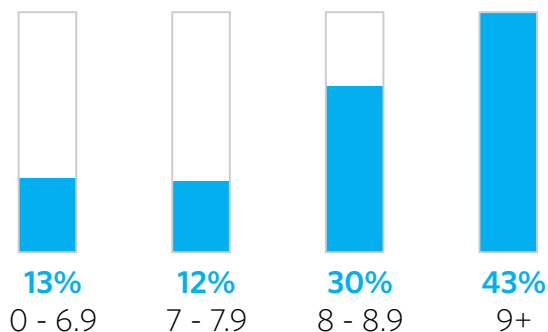
75% Large property (50+ units)
20% Small property (1-9 units)
5% Mid-size property (20-49 units)

What size residences Fuqua MBA students live in

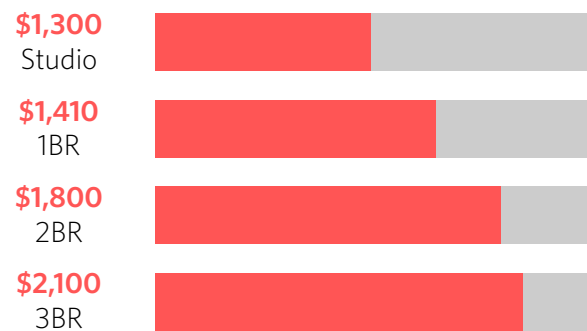


5% Studio
45% One bedrooms
40% Two bedrooms
10% Three or more bedrooms

Distribution of property ratings



Average rent by apartment size



Rent versus own



Commute methods

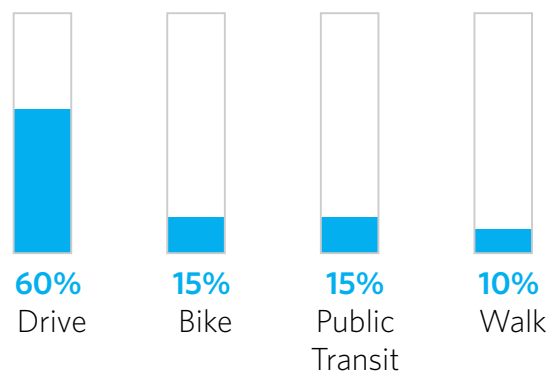


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Compiled from Fuqua MBA student reviews

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Top apartments, based on the feedback of Fuqua MBA students

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



Overall



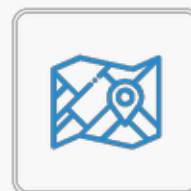
Value



Management



Amenities



Location



Safety

Based on their feedback, we compiled a list of the best apartment buildings for Fuqua MBA 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.

Rent with Confidence

Time Savers

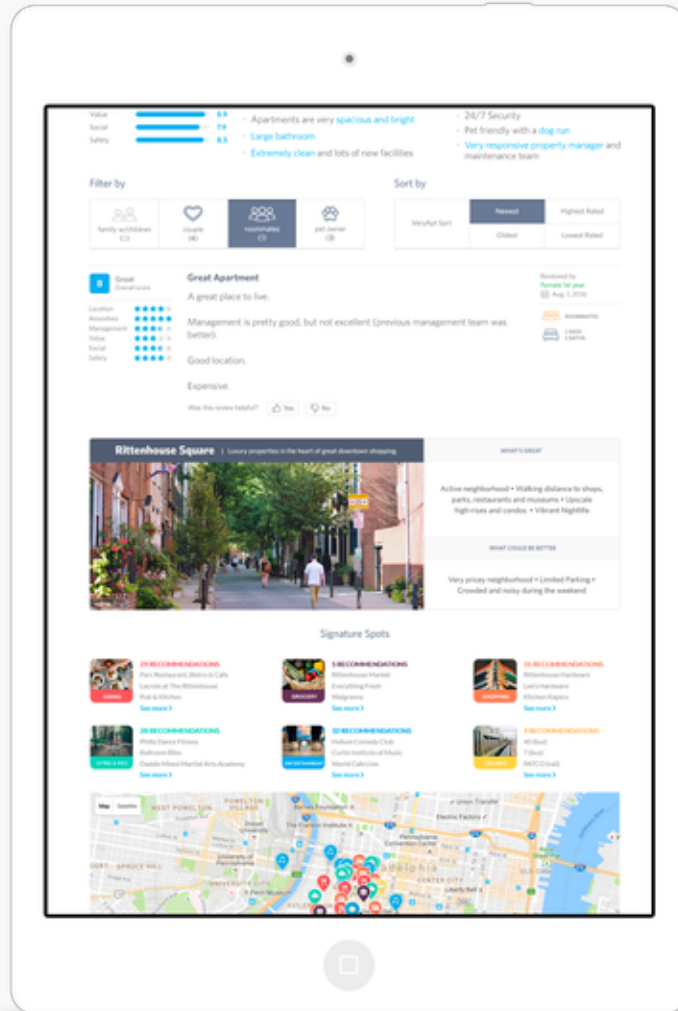


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

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



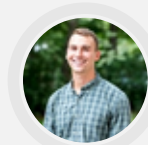
Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

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.

Gene Williams

VP Strategic Development, VeryApt
genew@veryapt.com



DURHAM NEIGHBORHOODS EXPLAINED

The most popular neighborhoods for Fuqua MBA students



1 Ninth Street

65% of Fuqua MBA students

Living around Ninth Street makes it easy to get to know fellow MBAs. Easy access to pregames, study groups, and grocery shopping are some top reasons for living here.

3 Downtown Durham

10% of Fuqua MBA students

Living off 15/501, or "Durham-Chapel Hill Blvd", gives you access to the entire Raleigh-Durham area. That said, the area is farther from Fuqua's campus and you'll probably depend more on driving.

2 Erwin-LaSalle

15% of Fuqua MBA students

The apartments on Erwin Road, LaSalle Street, and Maureen Road offer unbeatable convenience to class and a quieter alternative to some of the more-social buildings in town.

4 Brightleaf Square

5% of Fuqua MBA students

Brightleaf is home to some of the most beloved bars, restaurants, and shops in Durham. You can experience everything Downtown has to offer and walk home to an amenity-filled apartment building.

Other Neighborhoods

less than 5% each

5 American Village

6 Trinity Heights

7 Trinity Park

8 Hillandale

9 Duke Homestead



Ninth Street

Great Nightlife & Popular for Duke Grad Students

ABOUT NINTH STREET

Expect frequent pregames, pool parties, and barbecues at Station Nine, and plenty of nearby events like Tav Tuesdays. Beyond the social scene, Ninth Street is also a convenient neighborhood by most measures. There's a Harris Teeter within walking distance and a restaurant for every occasion. This small area offers a lot to do.

Great Nightlife

Social

Safe

Whole Foods

Very Walkable



MEDIAN RENTS IN NINTH STREET

\$1,200

Studio

\$1,600

1 Bedroom

\$2,200

2 Bedroom

WHAT RESIDENTS THINK ABOUT NINTH STREET

★★★★★

Review by [Fuqua MBA Student](#)

📍 STATION NINE

Tiny "neighborhood" (does this one street even count as a neighborhood?) but has several key institutions, like supermarket, 5-7 nicer restaurants, 2 bars (both dive-y), a Duke store, a Pure Barre, several cute coffee shops, and random hipster shops. Short walk to Whole Foods, Cocoa Cinnamon, and Duke's East Campus (and Brodie Gym).

★★★★★

Review by [Fuqua MBA Student](#)

📍 STATION NINE

The 9th Street corridor is pretty great. You are within walking distance of everything you'd need from a barber and a bank to beer and books. It is probably 5-10% more expensive (between Harris Teeter, apartment, and other shops markup) than other areas of Durham, however it is a great community if you want to socialize.

Erwin - LaSalle

Quiet and Convenient

ABOUT ERWIN - LASALLE

The area has some popular amenity apartment buildings like The Belmont, Lofts at Lakeview, and The Heights, which offer quieter alternatives to the more-social apartments like Station Nine. If you like to go out, prepare for plenty of rides to Ninth Street and Downtown as they host the main strip of bars. In general, students enjoy the area for its convenience to Fuqua and generally quiet scene.

Close to Duke

Nearby Amenities

Safe

Quiet

Not Much Nightlife

MEDIAN RENTS IN ERWIN - LASALLE

\$1,150

Studio

\$1,300

1 Bedroom

\$1,700

2 Bedroom



WHAT RESIDENTS THINK ABOUT ERWIN - LASALLE



Review by **Duke Student**

📍 CHAPEL TOWER APTS.

The broader neighborhood's chief attribute is convenience to Duke. A lot of students live in the apartment complexes around here. It can be inconvenient sometimes getting to a supermarket from the neighborhood, though (eventually they're going to re-open a Harris Teeter on Hillsborough, which should mitigate this issue somewhat).



Review by **Fuqua Student**

📍 EXCHANGE ON ERWIN

Less MBA students than 9th Street apartments, but great access to school (walking distance) as well as a variety of restaurants. No real nightlife in walking distance, but very easy to get to more social parts of town (nothing in Durham is far away).

Downtown Durham

Lively City with a lot to Offer

ABOUT DOWNTOWN DURHAM

Downtown Durham is one of the cleanest and safest cities in the country with the main area being The Historic Parish Street. Popular spots here include Taste Carolina, Fullsteam Brewery, and Doyle's Vineyard. It's grown in popularity over the last few years as more and more Fuqua students begin to branch out here.

Bustling

Clean

Safe

Lots of Bars & Restaurants

MEDIAN RENTS IN DOWNTOWN DURHAM

\$1,050

Studio

\$1,220

1 Bedroom

\$1,400

2 Bedroom



WHAT RESIDENTS THINK ABOUT DOWNTOWN DURHAM



Review by [Karen](#)

WEST VILLAGE

Downtown Durham is right where all the bars and restaurants are that Fuqua's like to go to which makes it easy to avoid FOMO and walk right over to the Social, Tyler's, or Shooters!



Review by [MBA Student](#)

WHETSTONE

Haven't had any issues in my neighborhood. There's a lot to do around my apartment, i.e. farmer's market, bars, great food, baseball, DPAC, etc.

APARTMENT RATINGS

KEY

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

- \$\$\$\$ \$1470+ per renter
- \$\$\$ \$1260- \$1469
- \$\$ \$930- \$1259
- \$ < \$930

* 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
9th Street Commons	Apt	8.8	\$\$\$\$		✓		●●	●	●●●●	●●	●●
Alden Place	Apt	7.2	\$				●●	●	●●●●	●	●
Altera North Pointe Commons	Apt	9.8	\$				●●	●●●●	●●●●	●●●●	●●
Arium Pinnacle Ridge	Apt	9.3	\$				●●●●	●●●●	●●	●●	●●●●
Bell West End	Apt	7.9	\$\$\$			✓	●●	●●	●●	●●	●●
Berkshire Main Street	Apt	8.4	\$\$\$\$	✓			●●	●●●●	●●	●●●●	●●
Berkshire Ninth Street	Apt	8.4	\$\$\$\$	✓	✓	✓	●●	●●●●	●●	●●●●	●●
Century Trinity Estates	Apt	8.3	\$		✓	✓	●●	●●	●●	●●	●●
Garrett West	Apt	8.8	\$\$	✓	✓	✓	●●●●	●●	●●●●	●●	●●●●
Liberty Warehouse	Apt	8.3	\$\$\$				●●	●●●●	●	●●●●	●●
Lofts at Lakeview	Apt	8.4	\$\$\$				●●	●●	●●	●●	●●●●
Realm Patterson Place	Apt	8.1	\$\$				●●	●●	●●●●	●●	●●●●
Solis Ninth Street	Apt	8.8	\$\$\$	✓	✓		●●●●	●●	●●	●●●●	●
South Square Townhomes	Apt	8.0	\$				●●●●	●	●●●●	●	●●
Station Nine	Apt	8.5	\$\$	✓			●●	●●	●●	●●●●	●●
The Apartments at Palladian Place	Apt	8.0	\$\$\$				●●●●	●●●●	●●	●	●●●●
The Flats at The Exchange on Erwin	Apt	7.9	\$\$\$\$			✓	●●	●●	●●	●●	●●
The Heights at LaSalle	Apt	7.0	\$\$				●	●●	●●	●●	●●
The Parc at University Tower	Apt	7.9	\$\$				●●●●	●●	●●	●	●●
Trinity Commons at Erwin	Apt	6.2	\$\$\$				●	●●	●	●	●
West Village	Apt	7.0	\$				●	●●	●	●●	●

** 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.

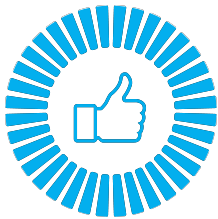
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

MOST POPULAR

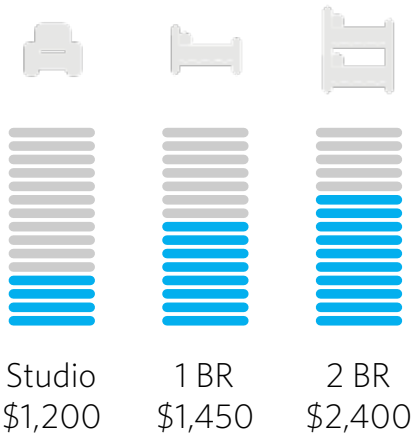
Buildings with the most Fuqua MBA students

[READ MORE REVIEWS AT VERYAPT.COM](#)






What Duke grad students typically look for:



- ✓ Lots of other Fuqua MBA students
- ✓ Excellent location
- ✓ Lively social experience
- ✓ Easy to meet with classmates for school work



TOP 5

1 st		STATION NINE	200+ PEOPLE
2 nd		BERKSHIRE NINTH STREET	80+ PEOPLE
3 rd		SOLIS NINTH STREET	50+ PEOPLE
4 th		BERKSHIRE MAIN STREET	40+ PEOPLE
5 th		GARRETT WEST	25+ PEOPLE

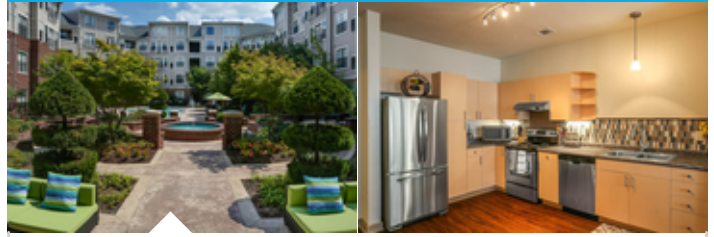
1st

STATION NINE

Ninth Street

\$\$

200+ PEOPLE



Review by [Esteban C](#)

"One of the most important features of living at S9 (that can't be replicated elsewhere) is having access to your classmates. If you need help on an assignment or with interview prep, then your neighbor is probably doing the same thing so you can quickly access help. This is very key in the business school experience."

2nd

BERKSHIRE NINTH STREET

Ninth Street

\$\$\$\$

80+ PEOPLE



Review by [Fuqua MBA Student](#)

"Great experience over the last two years. Good location on Ninth Street and lots of graduate students in the building. The clubhouse is a good spot for team meetings and larger events. The management team is probably the most responsive of any apartment complex I've lived in."

3rd

SOLIS NINTH STREET

Old West Durham

\$\$\$

50+ PEOPLE



Review by [Manuel, Fuqua School of Business, MBA Student](#)

"My wife and I are delighted with our choice of apartment. The Ninth Street area is great: supermarket, restaurants, close to campus, etc. The building itself is brand new, with great amenities and a helpful and sociable management."

HIGHEST RATED

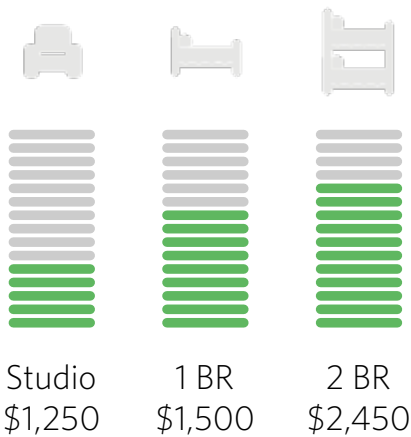
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](#)






What the highest-rated properties typically offer:



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



TOP 5

1 st		ALTERA NORTH POINTE COMMONS	9.8 OVERALL RATING
2 nd		ARIUM PINNACLE RIDGE	9.3 OVERALL RATING
3 rd		9TH STREET COMMONS	8.8 OVERALL RATING
3 rd		GARRETT WEST	8.8 OVERALL RATING
3 rd		SOLIS NINTH STREET	8.8 OVERALL RATING

1st

ALTERA NORTH POINTE COMMONS
Duke Homestead

\$

9.8
OVERALL
RATING



Review by *Fuqua MBA Student*

"Altera North Pointe is a great apartment community because it is very quiet and not too busy. It is only a 10-15 minute drive to Fuqua and is near Costco, Kroger, Ross, Bed Bath & Beyond, and other shopping areas. 9th Street is a 5 minute drive and it is easy and quick to get to Fuqua, the Heights on LaSalle, and downtown Durham."

2nd

ARIUM PINNACLE RIDGE
Durham

\$

9.3
OVERALL
RATING



Review by *Anonymous*

"My wife and I have had a good experience at Arium Pinnacle Ridge. It is quiet and safe. Management is friendly. Neighbors are respectful and either professional or graduate students (lots of Duke Law students). There are plenty of nearby residential areas to walk our dog. The amenities (pool, tennis court, and gym) are nice. Short, easy commute to Fuqua. Best of all, the price is really doable."

3rd

9TH STREET COMMONS \$\$\$\$
Ninth Street

8.8
OVERALL
RATING



Review by *Fuqua School of Business, MBA Student*

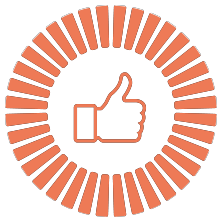
"Our townhouse provides a great mix of social and personal space. Our bedrooms are upstairs, while the living area and kitchen are downstairs. The townhouse has ample amount of storage and natural light. The location is right on 9th street so it's a quick walk up to the grocery store and a variety of cafes, bars, and restaurants."

BEST FOR FAMILIES

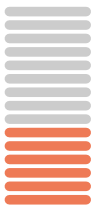
Highest-rated properties for families

[READ MORE REVIEWS AT VERYAPT.COM](#)

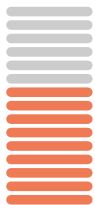
What the best properties for families typically offer:



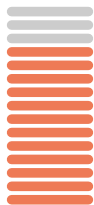
- ✓ Safe and secure properties
- ✓ Outdoor areas
- ✓ Nearby parking
- ✓ Quiet buildings



Studio
\$1,300



1 BR
\$1,450



2 BR
\$2,500

TOP 5

1 st		BERKSHIRE NINTH STREET
2 nd		CENTURY TRINITY ESTATES
3 rd		9TH STREET COMMONS
4 th		GARRETT WEST
4 th		SOLIS NINTH STREET

1st

BERKSHIRE NINTH STREET

Ninth Street

\$\$\$\$



Review by *Fuqua MBA Student*

"If you're a couple sharing a one bedroom, the comfort and look and feel of the apartment make it feel like a real home + amenities are really nice. Location on 9th street can't be beat, if you're busy or don't have a car, literally every basic need is in walking distance. About 2 miles from school, \$5 uber ride + free bus pickup"

2nd

CENTURY TRINITY ESTATES

Garrett Road

\$



Review by *Fuqua MBA Student*

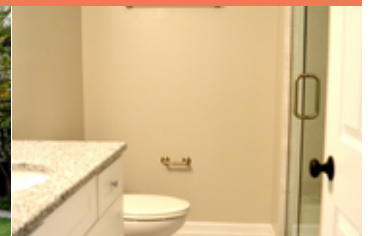
"This is an open community, there are many options to choose from, apartments, town houses and cottages, starting from 1 to 3 bedrooms. The area is pretty and has a warm feeling. I would say that it is great for families."

3rd

9TH STREET COMMONS

Ninth Street

\$\$\$\$



Review by *Fuqua MBA Student*

"Great townhome near heart of 9th Street action. Tons of storage, great of hosting guests!"

BEST FOR AMENITIES

Highest-rated properties for amenities

READ MORE REVIEWS AT [VERYAPT.COM](https://www.veryapt.com)






What top amenity properties typically offer:



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



TOP 5

1 st		THE APARTMENTS AT PALLADIAN PLACE	9.7 AMENITY RATING
2 nd		ARIUM PINNACLE RIDGE	9.3 AMENITY RATING
3 rd		BERKSHIRE MAIN STREET	9.0 AMENITY RATING
4 th		BERKSHIRE NINTH STREET	8.9 AMENITY RATING
5 th		ALTERA NORTH POINTE COMMONS	8.8 AMENITY RATING

1st

THE APARTMENTS AT PALLADIAN PLACE
Durham

\$\$\$

9.7
AMENITY
RATING



Review by Kenan-Flagler Business School Student

"Great amenities, fairly new construction. Well maintained, nice gym. Convenient to 54 and 40, a 15-30 minute drive to campus depending on traffic. No utilities included. Pets allowed but with a fee AND pet rent per pet.

You get what you pay for, and you will pay for this place."

2nd

ARIUM PINNACLE RIDGE
Durham

\$

9.3
AMENITY
RATING



Review by Raleigh-Durham Area Resident

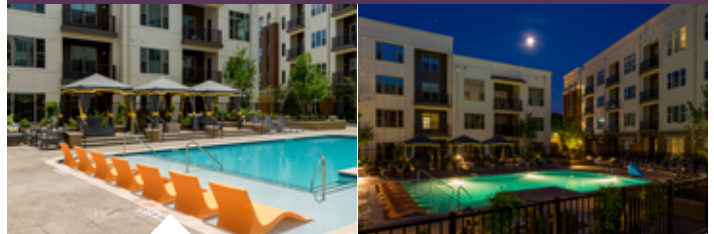
"I had to move, and honestly I spent all my time trying to find its equal. Pinnacle Ridge is great for young professionals and grad students. It's quiet, well-managed, and safe. I loved it."

3rd

BERKSHIRE MAIN STREET
Ninth Street

\$\$\$\$

9.0
AMENITY
RATING



Review by Fuqua School of Business, MBA Student

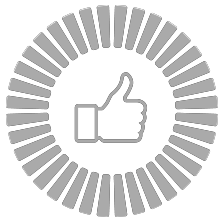
"Love BMain. It's a stone's throw away from Berkshire Ninth and Station Nine, yet a bit nicer and bit quieter. The shared amenities are great, in particular the pool, which is the nicest complex pool around. Gym is adequate and overall it's reasonably priced here."

BEST FOR VALUE

Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What the best-for-value properties typically offer:



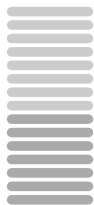
- ✓ Great price-to-space trade off
- ✓ Good location
- ✓ Solid amenities and basic features
- ✓ Feels like a bargain



Studio
\$950



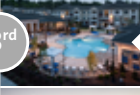




1 BR
\$1,200



2 BR
\$1,900

TOP 5

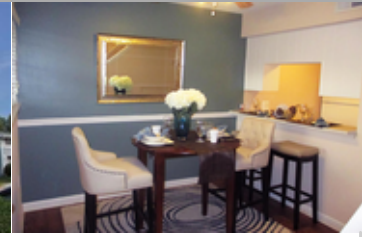
1 st		SOUTH SQUARE TOWNHOMES	9.4 VALUE RATING
2 nd		GARRETT WEST	9.2 VALUE RATING
3 rd		REALM PATTERSON PLACE	9.1 VALUE RATING
4 th		ALDEN PLACE	8.7 VALUE RATING
5 th		PICKETT SQUARE TOWNHOMES	8.6 VALUE RATING

1st

SOUTH SQUARE TOWNHOMES
Durham

\$

9.4
VALUE RATING



Review by *Fuqua MBA Student*

"Responsive management, great location, nice neighbors. The building is a little old, but everything works. Not close to shooters or station 9."

2nd

GARRETT WEST
Garrett Road, 4130 Garrett Rd

\$

9.2
VALUE RATING



Review by *Fuqua MBA Student*

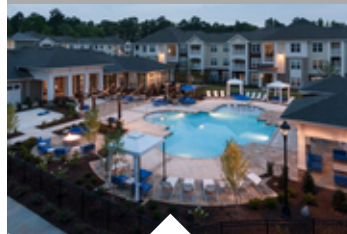
"My wife and I have had a great experience at Garrett West. We live in a one bedroom apartment with a patio. The apartment is very open and is the perfect size for a couple. There are large windows that let in lots of sunlight. If you're looking for a low-key, affordable, and well-maintained apartment, this is a great option."

3rd

REALM PATTERSON PLACE
Durham

\$\$

9.1
VALUE RATING



Review by *Anonymous*

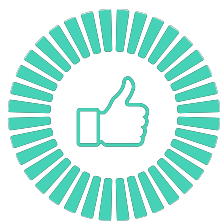
"It's a 10 min drive from school, but it's quiet, new, friendly staff, nice clean apts and amenities, and probably half of what you would pay for the same space near school. Worth it for me and my fiancée."

BEST FOR PET OWNERS

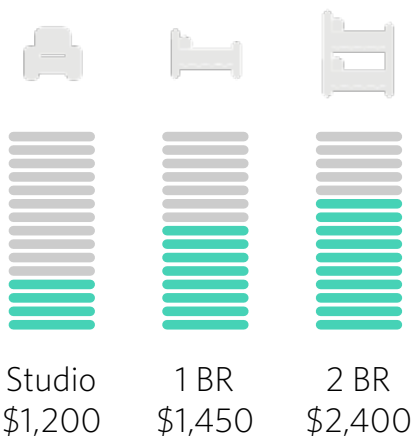
Highest-rated properties for pet owners

[READ MORE REVIEWS AT VERYAPT.COM](#)

What top properties for pet owners typically offer:



- ✓ Larger floorplans
- ✓ Nearby parks and greenspace
- ✓ Flexible pet policies
- ✓ Great management



TOP 5

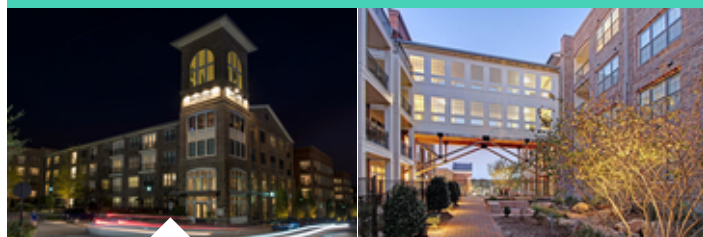
1 st		BERKSHIRE NINTH STREET
2 nd		BELL WEST END
3 rd		GARRETT WEST
4 th		CENTURY TRINITY ESTATES
5 th		SOLIS NINTH STREET

1st

BERKSHIRE NINTH STREET

Ninth Street

\$\$\$\$



Review by [Fuqua School of Business, MBA Student](#)

"Overall B9 is a solid spot to live. Conveniently located and lots of Fuqua people live here which is fun. Also the dog park is legit."

2nd

BELL WEST END

Durham

\$\$\$



Review by [Fuqua MBA Student](#)

"The parking garage is easy to use without assigned spots, and generally, there are always spaces available on the higher levels even late at night. Community areas are good spaces to study in, I can grab coffee 24/7, and the gym is spacious. Pool area is also very fun to hang out at during the summer with outdoor TVs and BBQ grill."

3rd

GARRETT WEST

Garrett Road

\$\$



Review by [Steve](#)

"This apartment complex is perfect for the young professional/ grad student couple or room mates new to the RDU area. Good access to the highway and close to shopping. The pool is terrific and the dog park is good to socialize our new puppy. Rent could always be cheaper and could always be closer to the city but the community here is very nice."

MOST POPULAR: INT'L STUDENTS

Where international students typically choose to live

FINDING AN APARTMENT IN DURHAM

Advice from current international grad students

Search tips:

"Try to set an objective of what you're looking for in housing. Ask current students studying of their experience."

"I suggest international students to set up key priorities for housing such as social, location, rent fee, etc."

"Find another admitted/current student to help you by visually inspecting the apartment."

Location advice:

"Look for places close to supermarkets, restaurants, and public transportation."

"Opt to live closer to where other international students live or where other students for your year decide to live."

"If you're moving in with family, make sure you pick a location that can help your partner integrate and engage with the community."

Apartment recommendations:

"Most international students (especially those who are single) live in [Station Nine](#)."

"[Berkshire Ninth](#) was helpful in the credit check process and told us everything we had to do."

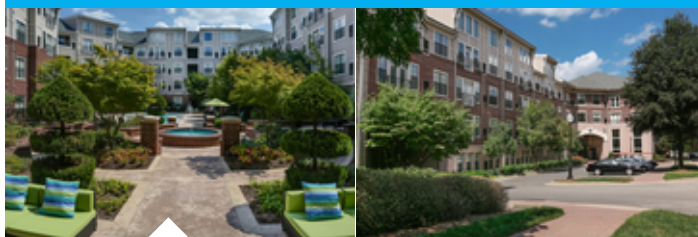
"[The Lofts at Lakeview](#) makes it very easy to get to school."

1st

STATION NINE

Ninth Street, 2211 Hillsborough Rd

\$\$\$



Review by [Esteban C](#)

"One of the most important features of living at S9 (that can't be replicated elsewhere) is having access to your classmates. If you need help on an assignment or with interview prep, then your neighbor is probably doing the same thing so you can quickly access help. This is very key in the business school experience."

2nd

LOFTS AT LAKEVIEW

Erwin - LaSalle, 2616 Erwin Rd

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Review by [Fuqua School of Business, MBA Student](#)

"Lofts apartments have the little amenities that others don't: a separate glass shower, large walk-in closets, water dispenser on the fridge, etc. It just feels nicer. The common areas are great and never too busy. You literally can't beat the location as it's only 1mi from Fuqua. I considered all local apartments and Lofts is easily the best of all worlds."

3rd

BERKSHIRE NINTH STREET

Ninth Street, 749 9th St

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Review by [Fuqua MBA, International Student](#)

"It's a great place to stay - close to everything and gives you the flexibility to be on your own in a quieter place or go across the street to attend parties at Station Nine. The building is well maintained, although I think some of the fees such as trash collection are a bit pricey and the rules are quite strict."

4th

GARRETT WEST

5th

BERKSHIRE MAIN STREET

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 Fuqua MBA 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+	Bell Partners
A-	Berkshire Communities
B	Carroll Management Group
B-	Fogelman Management Group
B+	GMH Associates
A+	Greystar
B	Lantower
B+	Northwood Ravin
A-	Ram Realty Services
A-	Sentinel Real Estate Corp
A-	The Worthing Companies
A	Weinstein Properties
A-	Wood Partners

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