

*REVIEWS AND ADVICE  
FROM CURRENT STUDENTS*

## **DUKE FUQUA MBA**

# **HOUSING GUIDE** **— 2020 —**

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



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 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](mailto:contact@veryapt.com).

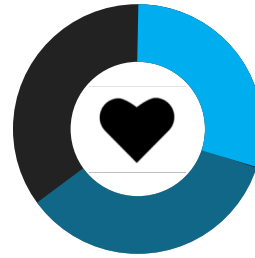
**DISCLAIMER:** The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation 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.

## Where Fuqua MBA students live



55%	Ninth Street
20%	Old West Durham
10%	Downtown Durham
5%	Erwin - LaSalle
10%	Other

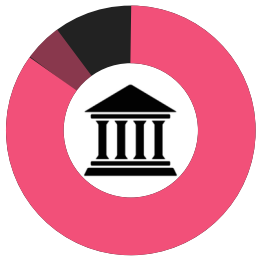
## Who Fuqua MBA students live with



30%	Alone
35%	Spouse/partner
35%	Roommate (excluding spouse/partner)

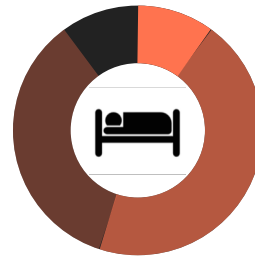
12% of Fuqua MBA students live with pets

## What type of properties Fuqua MBA students live in



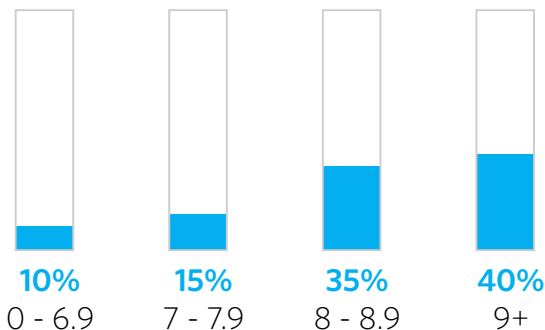
85%	Large property (50+ units)
5%	Mid-size property (20-49 units)
10%	Small property (2-9 units)

## What size residences Fuqua MBA students live in

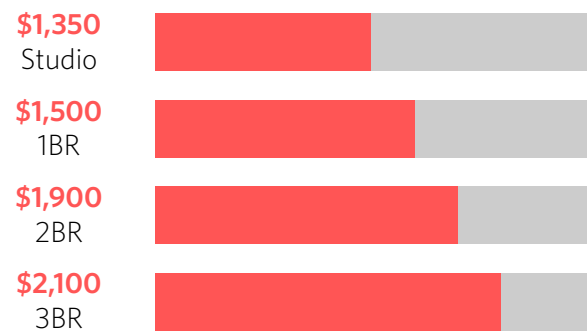


10%	Studio
45%	One bedrooms
35%	Two bedrooms
10%	Three or more bedrooms

## Distribution of property ratings



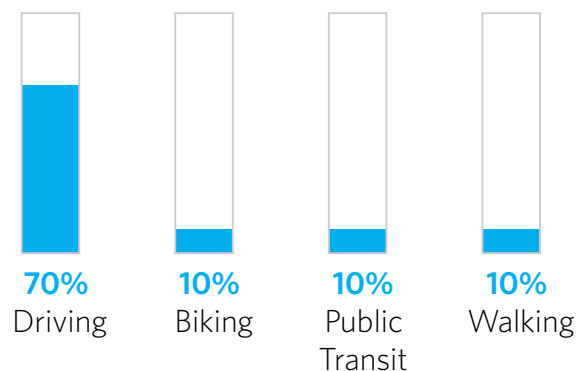
## Average rent by apartment size



## Rent versus own



## Commute methods





# Rent with Confidence

## Time Savers

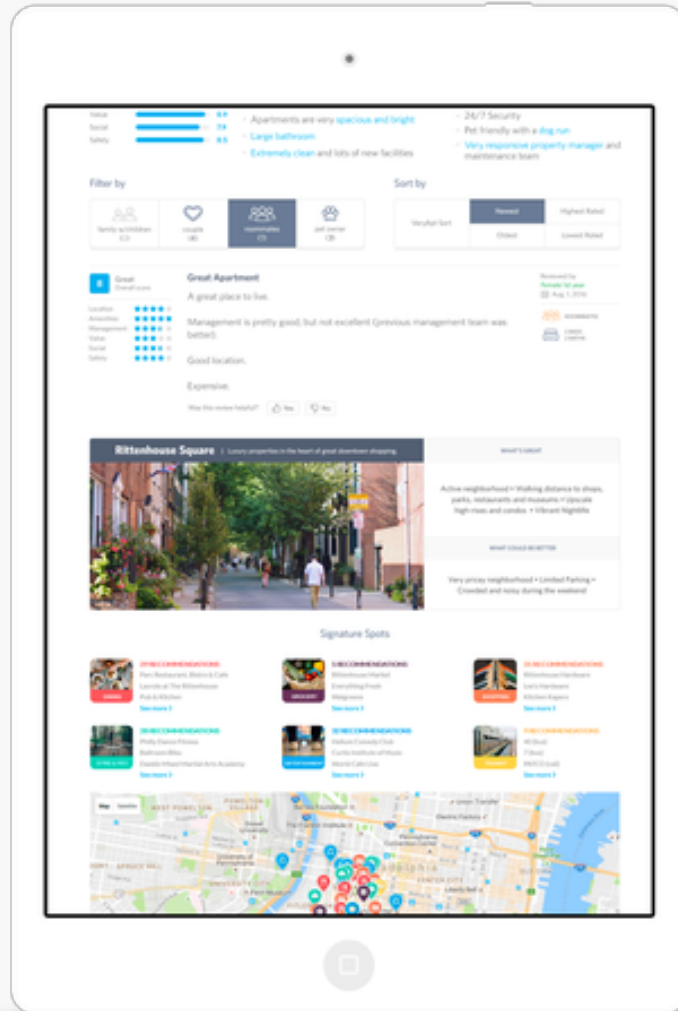


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

## 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

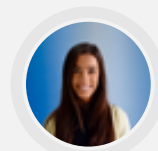


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## WHY WE STARTED VERYAPT

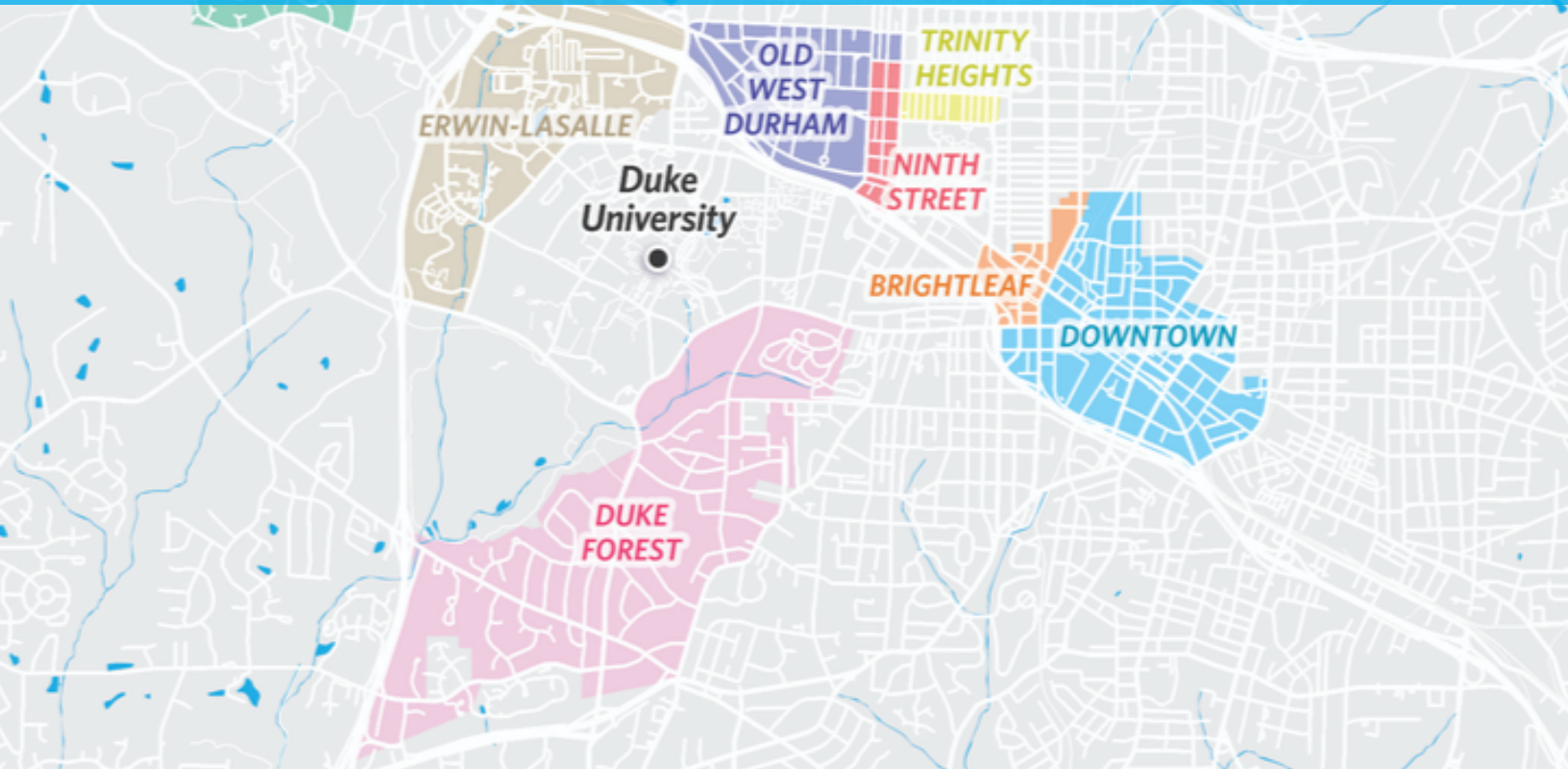
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations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



# NEIGHBORHOODS EXPLAINED

*An overview of the most popular neighborhoods for Fuqua MBA students*



## 1 Ninth Street

55% of Fuqua MBA students

Ninth Street is consistently rated as the most popular neighborhood for Fuqua MBA students. The nightlife and easy access to social gatherings are just a few reasons why.

## 3 Downtown Durham

10% of Fuqua MBA students

Downtown Durham is rated as one of the cleanest and safest city centers in the country, with the main area being The Historic Parish Street. Although it's a bit farther from campus, you'll experience more of a "city feel" if you choose to live here.

## 2 Old West Durham

20% of Fuqua MBA students

Old West Durham is conveniently located right next to Duke University and Ninth Street. This provides for easy access to classes and the popular grad student nightlife scene. There are also usually more affordable rent prices in Old West Durham.

## 4 Erwin - LaSalle

5% of Fuqua MBA students

This area includes Erwin Road and LaSalle Street which run just north of Duke's campus. Fuqua students here enjoy the area for its convenience to campus and the fact that it's considered a grad student hub.

## Other Neighborhoods

less than 5% each

5 Trinity Heights

6 Brightleaf

7 Duke Forest

8 American Village



# 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.

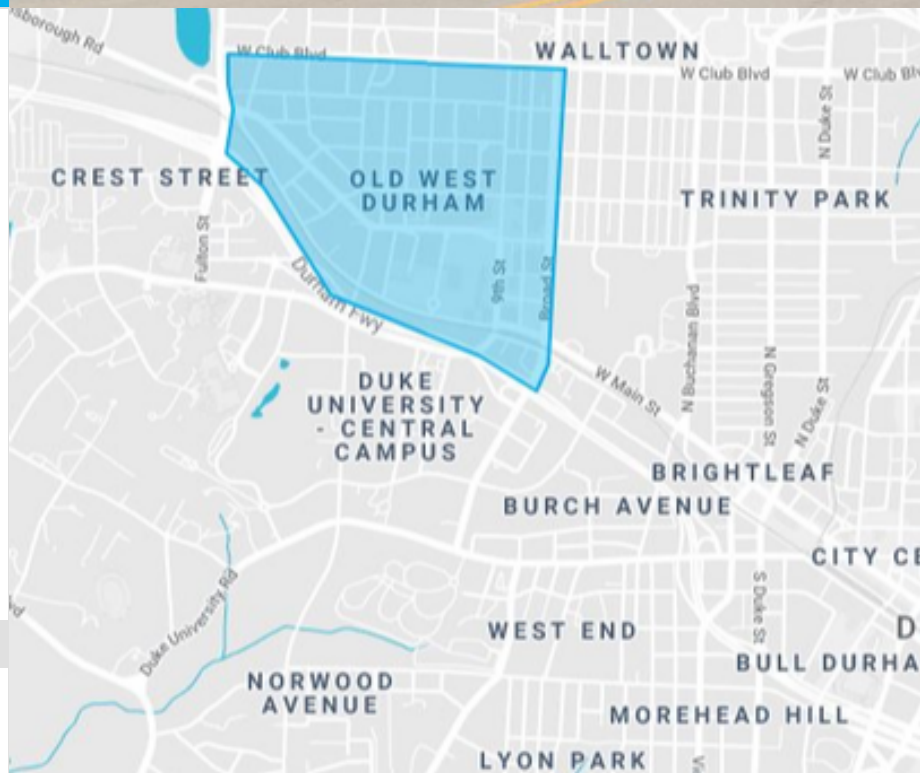
Great Nightlife

Social

Safe

Whole Foods

Very Walkable



## MEDIAN RENTS IN NINTH STREET

**\$1,200**

Studio

**\$1,550**

1 Bedroom

**\$2,650**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT NINTH STREET



Review by [Fuqua MBA Student](#)

📍 STATION NINE

This is where the majority of Fuqua students live. If you don't live here you will still probably come here pretty frequently for social events. It's waking difference from Tavern and Dain's which are two bars that Fuqua students frequently go to.



Review by [Fuqua MBA Student](#)

📍 STATION NINE

It's where the MBA students live, so it's nice to be near the social scene. It's 2 miles from Fuqua. Grocery stores, restaurants, and Brodie gym/tennis courts are within a 10-min walk.





# Old West Durham

Charming & Next to Ninth Street

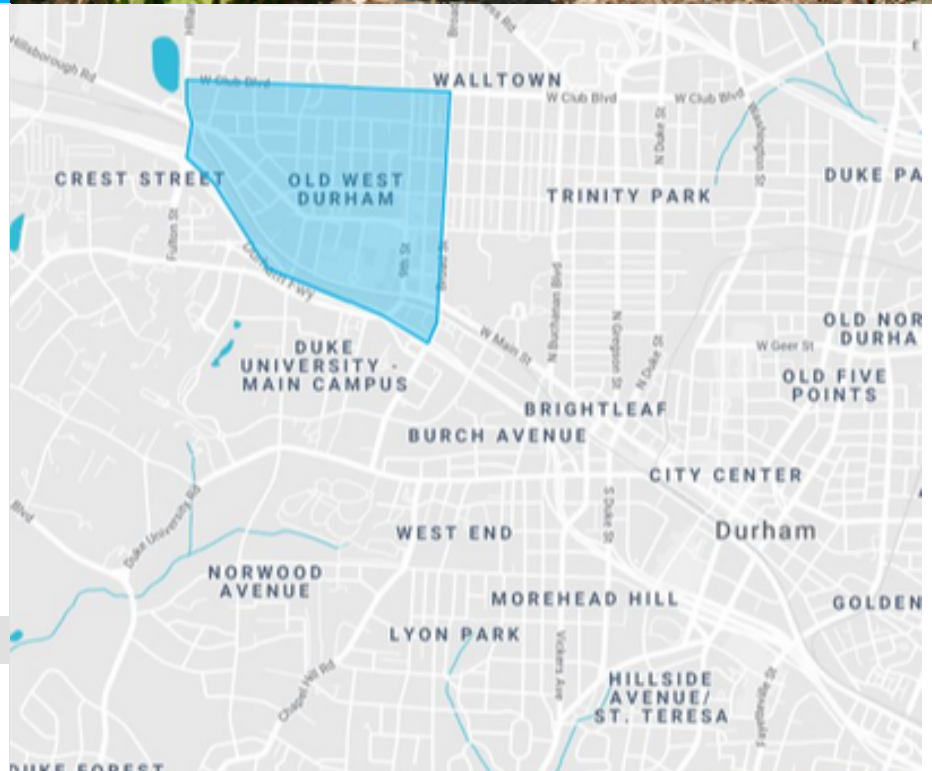
## ABOUT OLD WEST DURHAM

Old West Durham is just North of Duke University. It's an older neighborhood with some charm and provides easy access to campus. It's also conveniently located next to Ninth Street, which is home to a plethora of bars/restaurants, so you get to enjoy the best of both worlds.

Charming

Next to Ninth Street

Affordable Rent



### MEDIAN RENTS IN OLD WEST DURHAM

**\$1,450**

Studio

**\$1,650**

1 Bedroom

**\$1,800**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT OLD WEST DURHAM



Review by [Fuqua MBA Student](#) RESIDENCES @ EM

One of the better areas to live in while attending Fuqua, 2 grocery stores within walking distance (Harris Teeter and Wholefoods), decent food in the area, and 80-90% of your classmates are in walking distance which makes team meetings off campus a breeze.



Review by [Fuqua MBA Student](#) SOLIS NINTH ST

Perfect for being a Fuqua student! Very convenient walk to all of the 9th Street apartments, Harris Teeter, and Tavern for Tavern Tuesdays :)



# Downtown Durham

Lively City with a lot to Offer

## ABOUT DOWNTOWN DURHAM

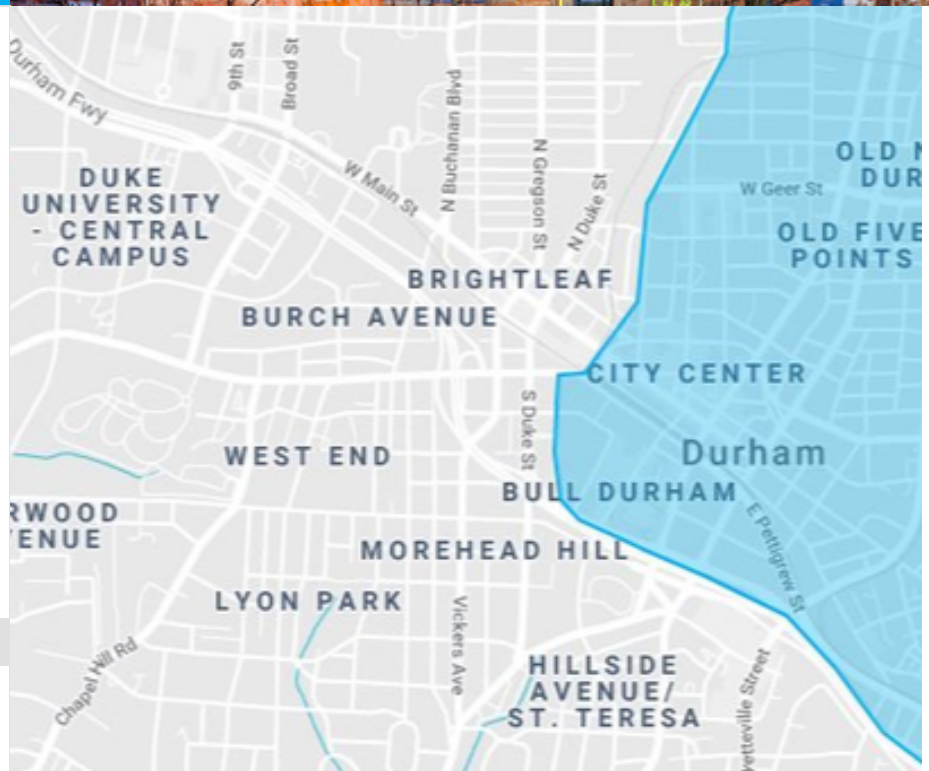
Downtown Durham is one of the cleanest and safest cities in the country with the main area being The Historic Parish Street. Popular spots here include Taste Carolina, Fullsteam Brewery, and Doyle's Vineyard. It's grown in popularity over the last few years as more and more Fuqua students begin to branch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

Bustling

Clean

Safe

Lots of Bars & Restaurants



## MEDIAN RENTS IN DOWNTOWN DURHAM

**\$1,150**

Studio

**\$1,600**

1 Bedroom

**\$2,200**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DOWNTOWN DURHAM



Review by [Fuqua Student](#)

LIBERTY WAREHOUSE

Perfect location for food and bars near downtown. Always something to do in this neighborhood.



Review by [Fuqua 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.



# 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, Duke Med students enjoy the area for its convenience to class and generally quiet scene.

Close to Duke

Nearby Amenities

Quiet

Not Much Nightlife

### MEDIAN RENTS IN ERWIN - LASALLE

**\$1,000**

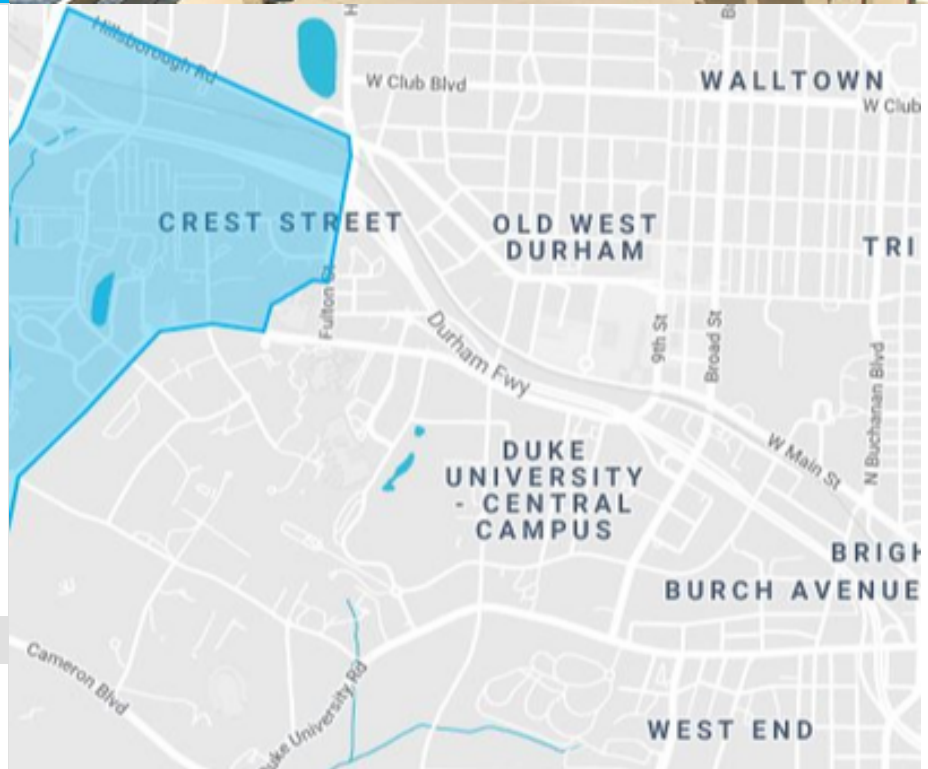
Studio

**\$1,250**

1 Bedroom

**\$1,600**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT ERWIN - LASALLE



Review by [Fuqua MBA Student](#)

📍 BELMONT APTS.

Close by to Duke west campus, Law School, Fuqua Business School, etc. Also, many restaurants in the area within walking distance. Downside is that there's no nearby grocery store. There used to be Kroger up the street but it shut down. Now you have to go all the way downtown to get groceries. (Harris Teeter, Wholefoods, Food Lion, etc.)



Review by [Fuqua MBA Student](#) 📍 TRINITY COMMONS

The neighborhood is within walking distance to campus and is very convenient. However, it does not always feel like a "neighborhood". Many of the people in my building are students/residents/people staying here while their houses get remodeled, so there is a transient feeling to the area.

# APARTMENT RATINGS

## KEY

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

- \$\$\$\$ \$1500+ per renter
- \$\$\$ \$1170- \$1499
- \$\$ \$930- \$1169
- \$ < \$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	7.5	\$				•	•	••	••	••
Arium Pinnacle Ridge	Apt	8.9	\$				••••	••••	••	••	••••
Bell West End	Apt	8.0	\$\$\$		✓		••	••	••	••	••
Berkshire Main Street	Apt	8.5	\$\$\$\$				••	••••	••	••••	••••
Berkshire Ninth Street	Apt	8.7	\$\$\$\$	✓	✓	✓	••	••••	••	••••	••••
Campus Walk	Apt	6.1	\$				••	•	••	••	••
Century Trinity Estates	Apt	7.1	\$			✓	••	••	••	••	••
Chapel Tower Apartments	Apt	6.0	\$\$				••	••	••	••	••
Garrett West	Apt	9.5	\$\$		✓		••	••	••••	••	••••
Lenox at Patterson Place	Apt	7.2	\$				••	••	••	••	••
Liberty Warehouse	Apt	9.2	\$\$\$				••••	••••	••	••••	••••
Lofts at Lakeview	Apt	8.5	\$\$\$\$				••	••	••••	••	••••
Poplar West	Apt	7.4	\$				••••	••	••••	••	••
Realm Patterson Place	Apt	9.4	\$\$				••••	••••	••••	••	••••
Solis Ninth Street	Apt	8.8	\$\$\$	✓			••••	••••	••	••••	••
Station Nine	Apt	8.3	\$\$\$	✓			••	••	••	••••	••
The Belmont Apartments	Apt	8.3	\$\$				••	••	••	•	••
The Flats at The Exchange on Erwin	Apt	8.6	\$\$\$\$				••	••	••	••	••
The Heights at LaSalle	Apt	7.7	\$\$				••	••	••	••	••••
The Residences at Erwin Mill	Apt	8.3	\$\$				••••	••	••••	••••	••
University Apartments	Apt	8.4	\$\$				••	••	••••	•	••••

\*\* Buildings with fewer than 3 reviews are not listed in this guide but reviews can be found online at [VeryApt.com](http://VeryApt.com).

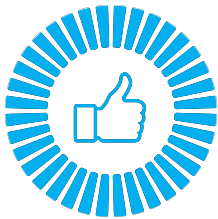


# MOST POPULAR

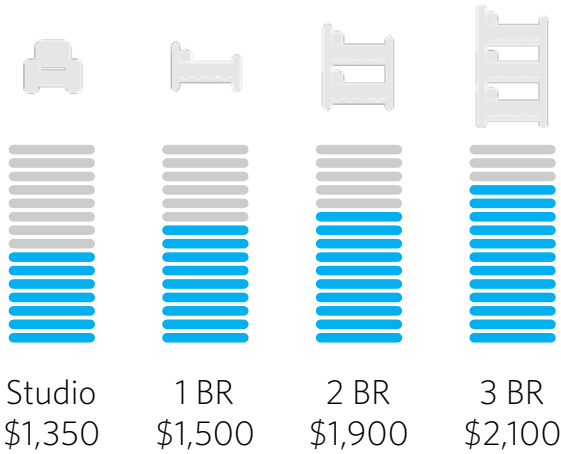
Buildings with the most Fuqua MBA students

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




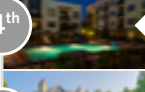

What students typically look for:



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



## TOP 5

1 <sup>st</sup>		STATION NINE	20+ PEOPLE
2 <sup>nd</sup>		BERKSHIRE NINTH STREET	15+ PEOPLE
3 <sup>rd</sup>		SOLIS NINTH STREET	12+ PEOPLE
4 <sup>th</sup>		BERKSHIRE MAIN STREET	9+ PEOPLE
5 <sup>th</sup>		ARIUM PINNACLE RIDGE	7+ PEOPLE

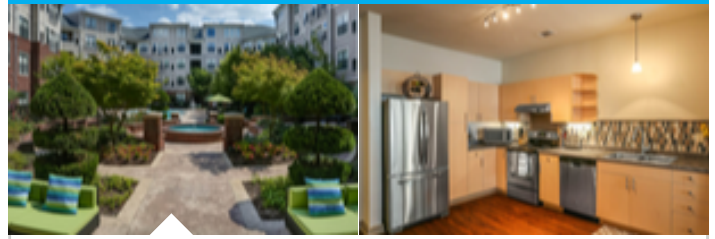
1<sup>st</sup>

### STATION NINE

Ninth Street

\$\$

20+ PEOPLE



#### Review by *Fuqua MMS Student*

"Station Nine has an amazing front office--they are courteous, prompt, friendly, and incredibly helpful. The gym, dog park, meeting rooms, and leasing office are all recently renovated and extremely well maintained. The location is hard to beat--within walking distance of two grocery stores and a plethora of shops and restaurants."

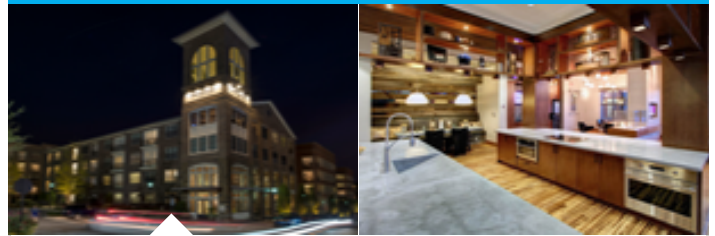
2<sup>nd</sup>

### BERKSHIRE NINTH STREET

Ninth Street

\$\$\$\$

15+ PEOPLE



#### Review by *Fuqua MBA Student*

"Complex is new and the staff know what they're doing. The studios are a great option if you'd prefer to live without roommates -- all floor plans have a walled off bedroom, unlike "traditional" studios where it's just one room."

3<sup>rd</sup>

### SOLIS NINTH STREET

Old West Durham

\$\$\$

12+ PEOPLE



#### Review by *Fuqua MBA Student*

"Whenever I have friends over from other complexes, they say how nice 810 is. It's close enough to S9/B9 that it's easy to go to all the socials but far enough away that you can have a quiet night in if needed. Plenty of other Fuquans living here too."

# HIGHEST RATED

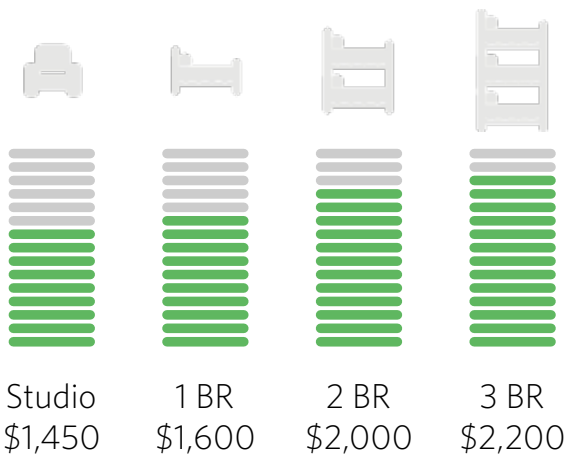
Buildings with the best overall ratings

[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 <sup>st</sup>		GARRETT WEST	9.2 OVERALL RATING
1 <sup>st</sup>		REALM PATTERSON PLACE	9.2 OVERALL RATING
1 <sup>st</sup>		LIBERTY WAREHOUSE	9.2 OVERALL RATING
4 <sup>th</sup>		ARIUM PINNACLE RIDGE	8.9 OVERALL RATING
5 <sup>th</sup>		9TH STREET COMMONS	8.8 OVERALL RATING

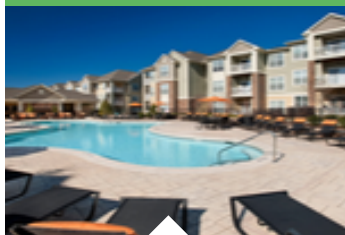
1<sup>st</sup>

### GARRETT WEST

Garrett Road

\$

9.2 OVERALL 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. The apartment community is very diverse - from students to families to retirees. The pool is nice and they have communal grills that we have used in the past. The management is great. We've had very few issues, but the issues that have come up have been handled quickly. We were also excited because they offer shorter lease terms, in case you do not plan to be in Durham over the summer."

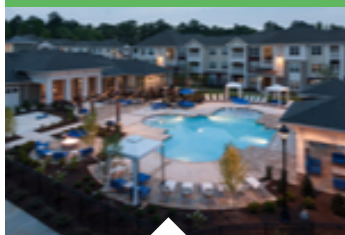
1<sup>st</sup>

### REALM PATTERSON PLACE

Durham

\$\$

9.2 OVERALL RATING



#### Review by *Fuqua School of Business Student*

"This place is newly built in June.2014. It's nice and quiet, probably good for family-oriented person. Kroger and Walmart is 3 minutes away and takes 12 minutes to get to Fuqua."

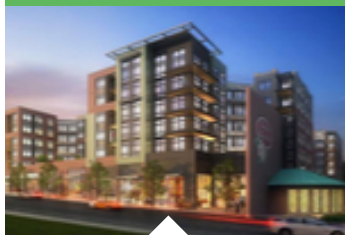
1<sup>st</sup>

### LIBERTY WAREHOUSE

Downtown Durham

\$\$\$

9.2 OVERALL RATING



#### Review by *Fuqua School of Business, MMS Student*

"I love my apartment. Right in the center of downtown Durham just walking distance from Motorco, the farmer'a market, the pit, as well as Tobacco Road. It is about a 10 minute drive to campus."



# BEST FOR AMENITIES

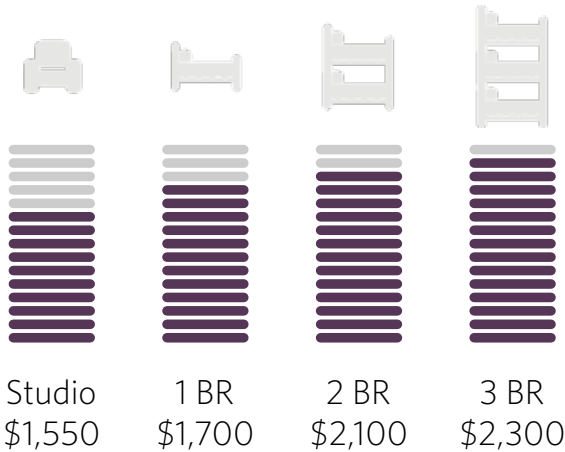
Highest-rated properties for amenities

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 <sup>st</sup>	9TH STREET COMMONS	9.4 AMENITY RATING
1 <sup>st</sup>	BERKSHIRE MAIN STREET	9.4 AMENITY RATING
3 <sup>rd</sup>	LOFTS AT LAKEVIEW	9.0 AMENITY RATING
4 <sup>th</sup>	BERKSHIRE NINTH STREET	8.8 AMENITY RATING
5 <sup>th</sup>	LIBERTY WAREHOUSE	8.7 AMENITY RATING

1<sup>st</sup>

### 9TH STREET COMMONS

Ninth Street, 1015 9th St

\$\$

9.4 AMENITY RATING



#### Review by *Fuqua 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."

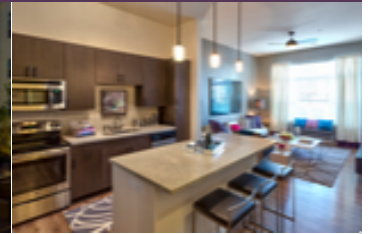
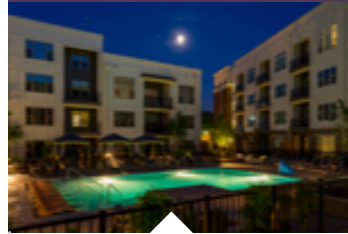
1<sup>st</sup>

### BERKSHIRE MAIN STREET

Ninth Street, 704 15th St

\$\$\$

9.4 AMENITY RATING



#### Review by *Fuqua MQM Student*

"Personally, I changed four apartments when I came to the Durham. By far the best I had was Berkshire Main. It is 35 minutes walk from Fuqua Business School and 5 minute walk from Harris Teeter Grocery. While going to the school you will have an opportunity to pass through Sarah P. Duke gardens which is an amazing experience that is not possible for most of the available apartments in Durham. Staff at Berkshire Main is the best I saw."

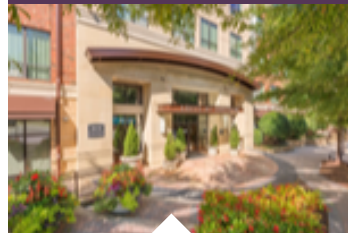
3<sup>rd</sup>

### LOFTS AT LAKEVIEW

Erwin - LaSalle, 2616 Erwin Rd

\$

9.0 AMENITY RATING



#### Review by *Fuqua School of Business, MBA Student*

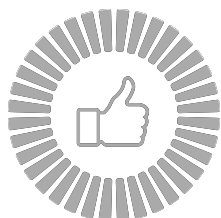
"Lofts apartments have the little amenities that others don't: a separate glass shower, large walk-in closets, water dispenser on the fridge, etc. It just feels nicer. The common areas are great and never too busy. You literally can't beat the location as it's only 1min from Fuqua. I considered all local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

# BEST FOR VALUE

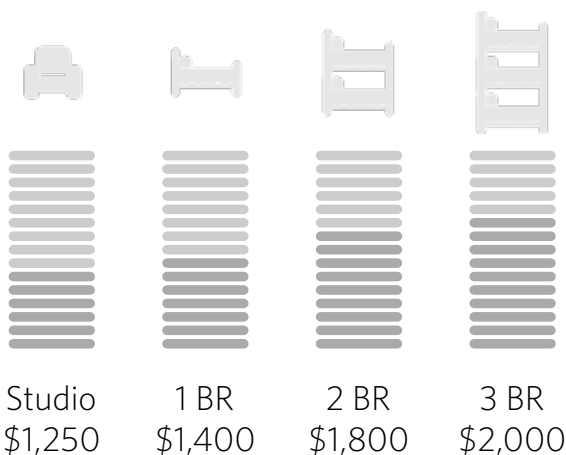
Highest-rated properties for value

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

What top value properties typically offer:



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



## TOP 5

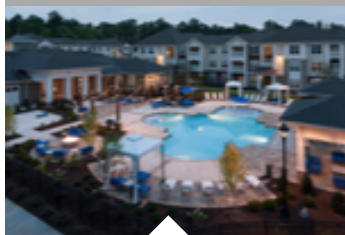
1 <sup>st</sup>		REALM PATTERSON PLACE	9.6 VALUE RATING
2 <sup>nd</sup>		GARRETT WEST	9.4 VALUE RATING
3 <sup>rd</sup>		9TH STREET COMMONS	9.3 VALUE RATING
4 <sup>th</sup>		POPLAR WEST	8.9 VALUE RATING
5 <sup>th</sup>		ARIUM PINNACLE RIDGE	8.7 VALUE RATING

1<sup>st</sup>

REALM PATTERSON PLACE  
Durham

\$\$

9.6  
VALUE RATING



Review by *Fuqua School of Business Student*

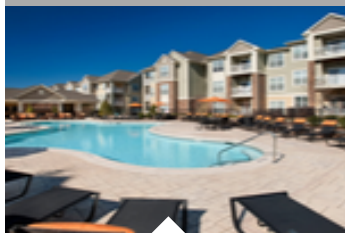
"We love Realm Patterson. It's a hidden gem (new complex) half way between Durham and Chapel Hill. The units are stunning and it's very cheap. The pool and gym look like a spa. Lots of families and dogs. Hiking trails in the back, dog park, playground. Not a huge Fuqua contingent (I think there's somewhere between 5-10 of us) but that's been really nice for us. Highly recommend if you don't mind being about a 10 minute drive from Fuqua. There are a lot of good restaurants but nothing is within walking distance. Good news is, uber is cheap!"

2<sup>nd</sup>

GARRETT WEST  
Garrett Road

\$

9.4  
VALUE RATING



Review by *Fuqua School of Business, MBA Student*

"This place is affordable, clean, updated and less than 10 minutes from school - but it is on the opposite side of school than the "typical" student housing options Station 9 and the like."

3<sup>rd</sup>

9TH STREET COMMONS  
Ninth Street

\$\$\$\$

9.3  
VALUE RATING



Review by *Fuqua School of Business, MBA Student*

"Lived here for both my FY and SY. Walking distance to everything along 9th street and a really good value considering how much space there is."

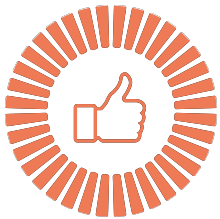


# BEST FOR FAMILIES

Highest-rated properties for families

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

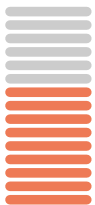
What the best properties for families typically offer:



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



Studio  
\$1,300



1 BR  
\$1,450



2 BR  
\$2,500

## TOP 5

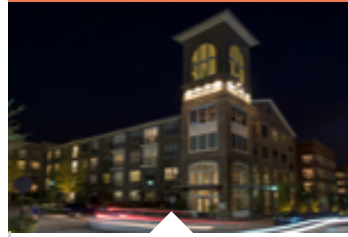
1 <sup>st</sup>		BERKSHIRE NINTH STREET
2 <sup>nd</sup>		CENTURY TRINITY ESTATES
3 <sup>rd</sup>		9TH STREET COMMONS
4 <sup>th</sup>		GARRETT WEST
4 <sup>th</sup>		SOLIS NINTH STREET

1<sup>st</sup>

### 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"

2<sup>nd</sup>

### CENTURY TRINITY ESTATES

Garrett Road

\$



**Review by** *Fuqua MBA Student*

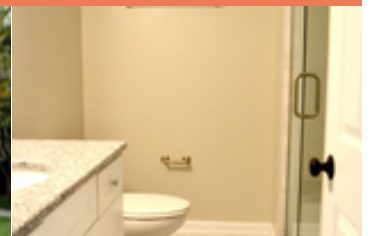
"This is an open community, there are many options to choose from, apartments, town houses and cottages, starting from 1 to 3 bedrooms. The area is pretty and has a warm feeling. I would say that it is great for families."

3<sup>rd</sup>

### 9TH STREET COMMONS

Ninth Street

\$\$\$\$



**Review by** *Fuqua MBA Student*

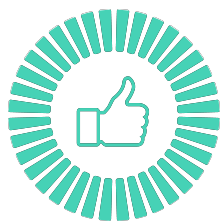
"Great townhome near heart of 9th Street action. Tons of storage, great of hosting guests!"

# BEST FOR PET OWNERS

Highest-rated properties for pet owners

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

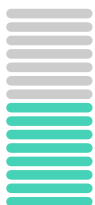
What top properties for pet owners typically offer:



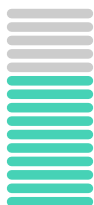
- ✓ Larger floorplans
- ✓ Nearby parks and greenspace
- ✓ Flexible pet policies
- ✓ Great management



Studio  
\$1,200




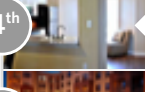



1 BR  
\$1,450



2 BR  
\$2,400

## TOP 5

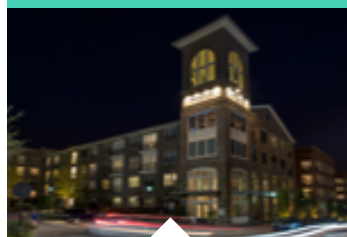
1 <sup>st</sup>		BERKSHIRE NINTH STREET
2 <sup>nd</sup>		BELL WEST END
3 <sup>rd</sup>		GARRETT WEST
4 <sup>th</sup>		CENTURY TRINITY ESTATES
5 <sup>th</sup>		SOLIS NINTH STREET

1<sup>st</sup>

### BERKSHIRE NINTH STREET

Ninth Street

\$\$\$\$



Review by *Fuqua School of Business, MBA Student*

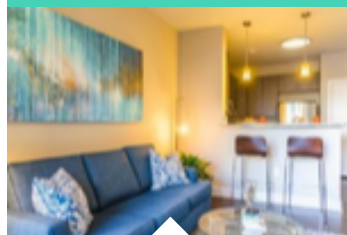
"Overall B9 is a solid spot to live. Conveniently located and lots of Fuqua people live here which is fun. Also the dog park is legit."

2<sup>nd</sup>

### BELL WEST END

Durham

\$\$\$



Review by *Fuqua MBA Student*

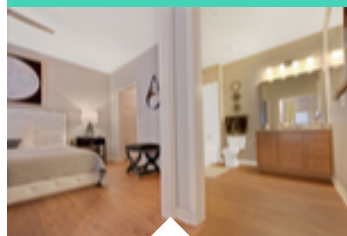
"The parking garage is easy to use without assigned spots, and generally, there are always spaces available on the higher levels even late at night. Community areas are good spaces to study in, I can grab coffee 24/7, and the gym is spacious. Pool area is also very fun to hang out at during the summer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

3<sup>rd</sup>

### 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."





# 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

<b>A+</b>	Bell Partners
<b>B</b>	Berkshire Communities
<b>A+</b>	Carroll Management Group
<b>A-</b>	GMH Associates, Inc.
<b>A-</b>	General Services Corporation
<b>A+</b>	Greystar
<b>A+</b>	Lantower
<b>A+</b>	Ram Realty Services
<b>A-</b>	The Worthing Companies
<b>A+</b>	Weinstein Properties

### 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](mailto:contact@veryapt.com).

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

**[WWW.VERYAPT.COM](http://WWW.VERYAPT.COM)**