

REVIEWS AND ADVICE  
FROM CURRENT STUDENTS

## BU MEDICAL CAMPUS

# HOUSING GUIDE

# — 2024 —

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

Boston University  
Medical Campus  
715 Albany Street

**VeryApt**

Intelligent Apartment Search



## TABLE OF CONTENTS

3

### HOUSING FACTS

*Our data on housing*

4

### ABOUT VERYAPT

*Using the VeryApt site alongside this guide*

5

### NEIGHBORHOODS OVERVIEW

*Most popular neighborhoods for BUMC students*

6 South End

7 Fenway/Kenmore

8 Dorchester

9 Allston

10

### DATA TABLE

*Compiled from BUMC student reviews*

12

### APARTMENT RATINGS

*Top apartments, based on the feedback of BUMC students*

12 Most Popular

13 Highest Rated

14 Best for Amenities

15 Best for Value

17

### LANDLORDS

*Ratings for landlords and management companies*

## GETTING THE MOST OUT OF THE GUIDE



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



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



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



**Visit [VeryApt.com](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 Boston. 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](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.

# The **BON**

## BOYLSTON STREET BOSTON



INQUIRE NOW TO BOOK AN APARTMENT



MENTION VERYAPT WHEN YOU CONTACT US

Feel at home in Fenway with our completely reimagined approach to renting. Fully furnished and fully considered design with all utilities and Wi-Fi included in your monthly rent.

Meeting rooms

Lounge and dining areas

Fitness center & yoga studio

Ample workspaces

Breakout zones

Plant-filled terrace with grills

24/7 concierge

24/7 maintenance

Laundry room

Storage spaces to rent

16th floor terrace with views

ONE BED



TWO BED



STUDIO - ONE MONTH FREE

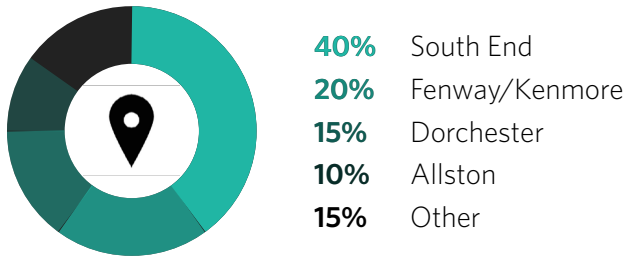


1260 Boylston St  
Boston, MA, 02215

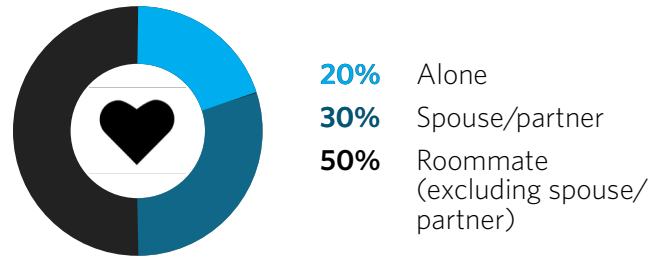
BY **MORRO**

(617) 915-3269  
BYMORRO.COM

## Where BUMC students live

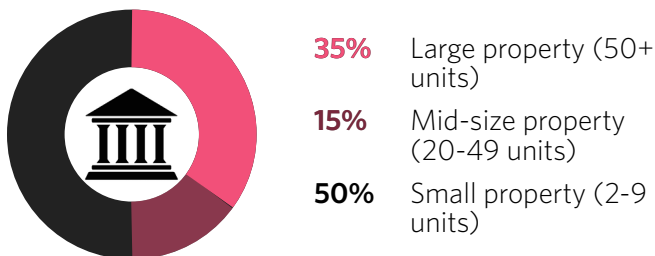


## Who BUMC students live with

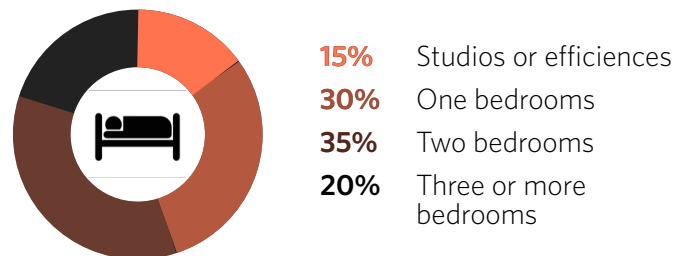


18% of BUMC students live with pets

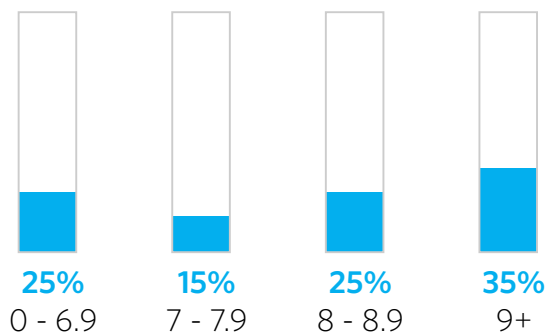
## What type of properties BUMC students live in



## What size residences BUMC students live in



## Distribution of property ratings



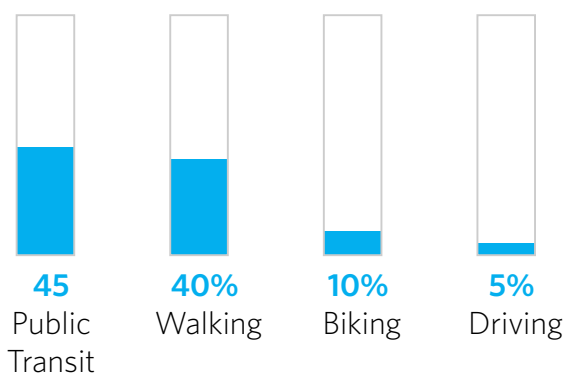
## Average rent by apartment size



## Rent versus own



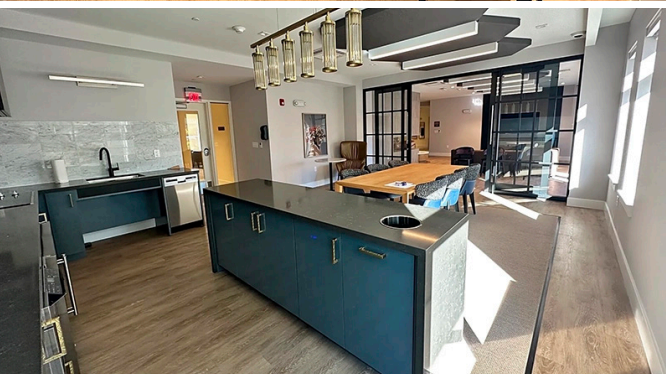
## Commute methods





# 250centre

## BRAND NEW 1, 2 & 3-BR APARTMENTS IN JAMAICA PLAIN



### EASY COMMUTE

- MBTA Orange Line
- MBTA bus stops
- Southwest Corridor Bike Path



### NEAR CAMPUS

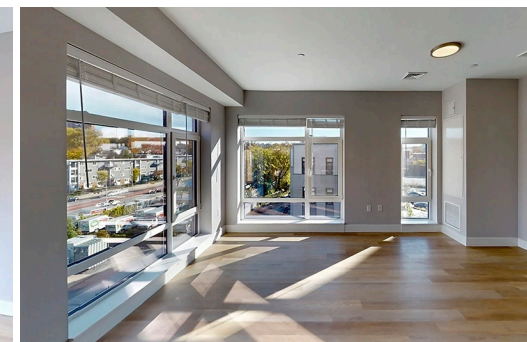
- Northeastern University
- Boston University
- MassArt
- MCPHS University



### AFFORDABLE

- Market-rate
- Short lease terms available

- ✓ 6<sup>th</sup> Floor Terrace
- ✓ Coworking Space
- ✓ 24 Hour Fitness Center
- ✓ Clubhouse with Fireplace
- ✓ Package Room
- ✓ Bike Racks
- ✓ Garage Parking



**Schedule a Tour (617) 972-7900**

**250CENTRE.COM** ✉ [250centre@tcbinc.org](mailto:250centre@tcbinc.org)

250 Centre St, Boston, MA 02119



**CLICK HERE TO INQUIRE ABOUT LEASING** >

PROFESSIONALLY  
MANAGED BY:

THE COMMUNITY  
BUILDERS



# 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

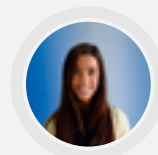


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

## 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.

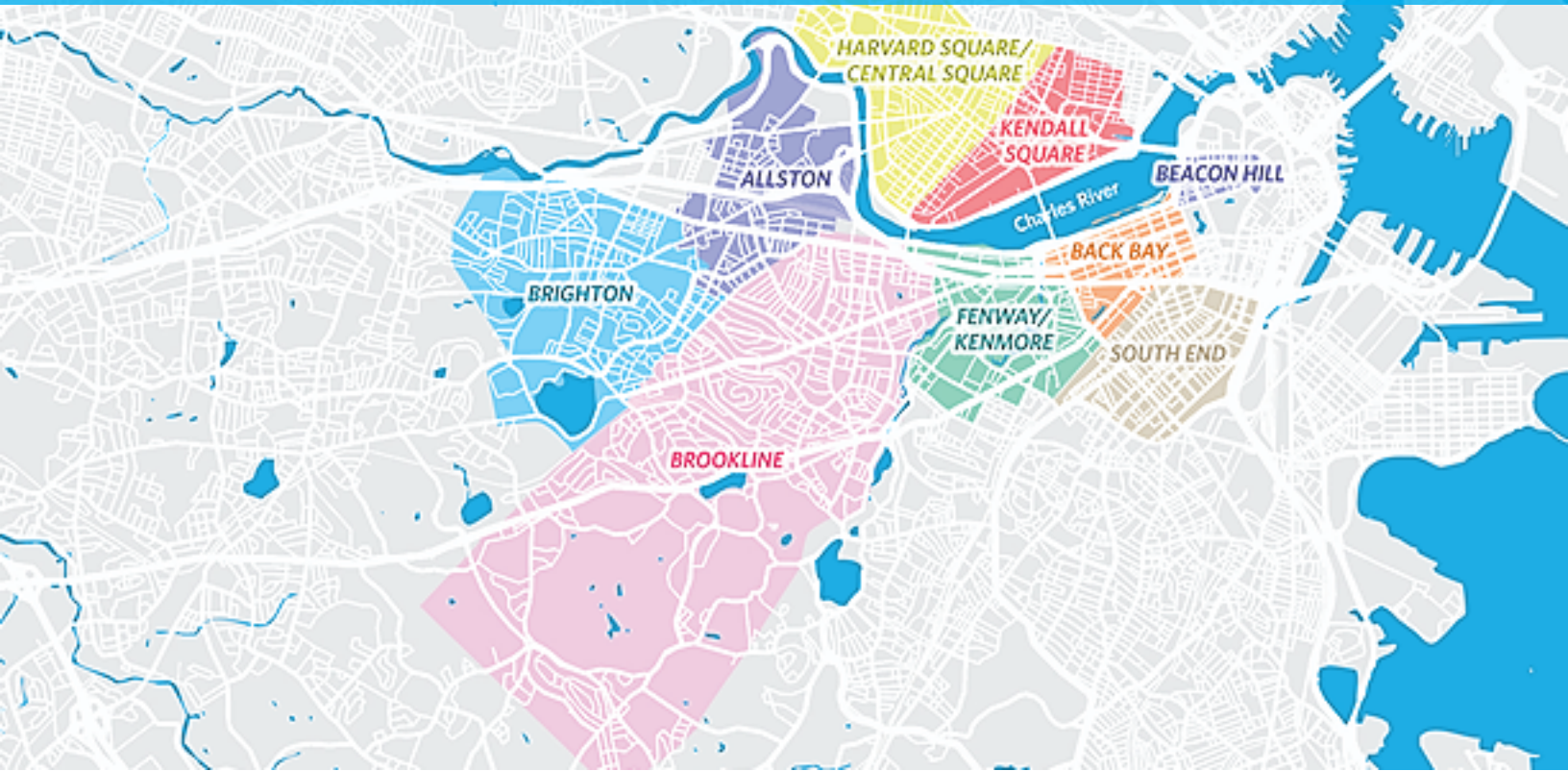
**Julia Rizio**  
VP Operations  
[juliar@veryapt.com](mailto:juliar@veryapt.com)





# NEIGHBORHOODS EXPLAINED

*An overview of the most popular neighborhoods for BUMC students*



## 1 South End

40% of BUMC students

Filled with bars, trendy eateries, and popular entertainment, many students enjoy life here while attending classes. Gracing South-End streets are rows of brownstones, which offer great views of stately houses, overflowing flower boxes, and gaslight streetlamps.

## 3 Dorchester

15% of BUMC students

Dorchester is one of Boston's largest neighborhoods. The Neponset River Reservation is a popular location for enjoying the outdoors. It is also home to Franklin Park, a large section of Boston's Emerald Necklace, with a golf course, 500 acres of green space, and a zoo. Dorchester also has plenty of restaurants and bars to choose from.

## 2 Fenway/Kenmore

20% of BUMC students

Fenway/Kenmore is home to the historic Fenway Park and boasts plenty of restaurants and bars. Cultural landmarks that are definitely worth a visit include the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and Symphony Halls.

## 4 Allston

10% of BUMC students

Filled with hip and trendy shops, Allston has become a popular spot for BU Questrom students. Many students choose to live here due to the convenient location to campus. The Charles River Reservation is a great state park situated along a river. Like many areas of Boston, the restaurant and bar scene is great in Allston.

## Other Neighborhoods

less than 5% each

5 Brookline

6 Brighton

7 Quincy

8 Central Square

9 Back Bay

10 Roxbury



# South End

Lively Area Filled With Young Professionals

## ABOUT SOUTH END

Filled with bars, trendy eateries, and popular entertainment, many students enjoy life here while attending classes. Gracing South-End streets are rows of brownstones, which offer great views of stately houses, overflowing flower boxes, and gaslight street lamps. There is also Peters Park, a popular social hub where locals enjoy basketball and tennis. There is also a garden and dog-friendly area at the park. For food shopping, there's Ming's Market, Whole Foods Market, and Tropical Foods.

Brownstones

Young Professionals

### MEDIAN RENTS IN SOUTH END

**\$2,370**

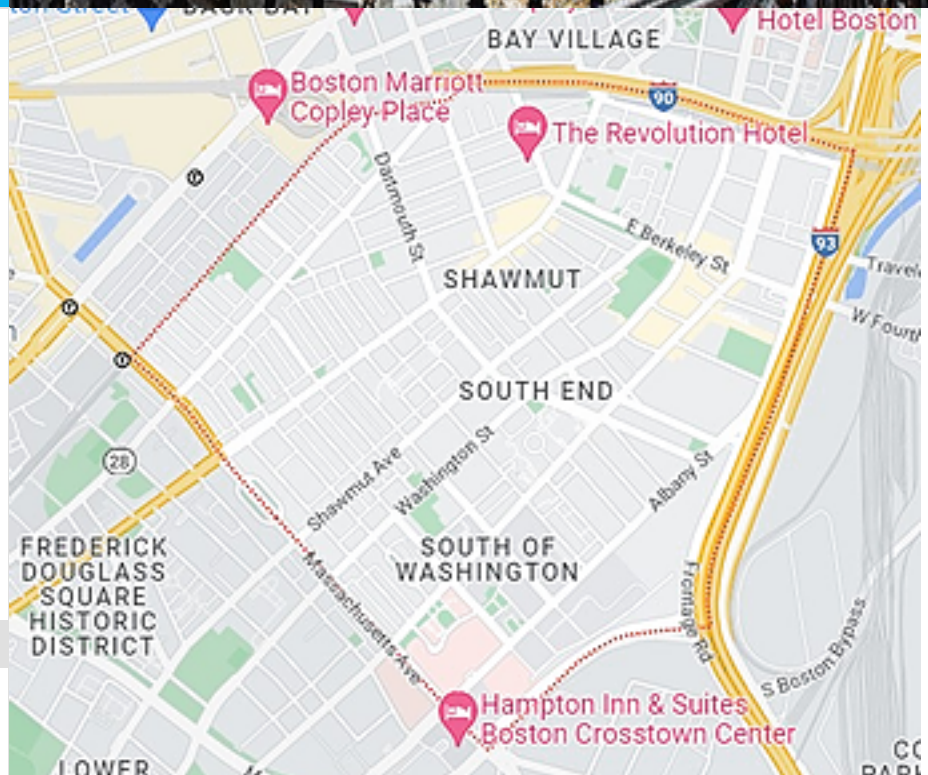
Studio

**\$2,835**

1 Bedroom

**\$3,430**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT SOUTH END



Review by **BUMC Student**

📍 LANGHAM COURT

I love the south end. I've lived here for 6 years. I've built relationships with the families that I babysit for and have explored the many restaurants close by. I have experienced the cost of living in this neighborhood increase immensely over my six years so unfortunately it is not sustainable for me to stay in the neighborhood once I graduate.



Review by **BUMC Student**

📍 JAMES COURT

The area is a quiet place since it is close to the school. It is a close walk to Back Bay, Prudential, and Chinatown. There are individuals walking around everywhere and the parks nearby are great! The only con is that there isn't much grocery stores close by except for Foodie's & Wholefoods.



# Fenway/Kenmore

Get an Authentic Boston Experience

## ABOUT FENWAY/KENMORE

This neighborhood has a ton of energy and is great for students who wish to walk to campus because of the proximity to BU. It is home to the historic Fenway Park and boasts plenty of restaurants and bars. Cultural landmarks that are definitely worth a visit include the Museum of Fine Arts, the Isabella Stewart Gardner Museum, and Symphony Halls. It's hard to find a spot in Boston with more buzz than Fenway/Kenmore, especially during baseball season which makes it a great place to socialize.

Easy access to transit

Lively

### MEDIAN RENTS IN FENWAY/KENMORE

**\$2,000**

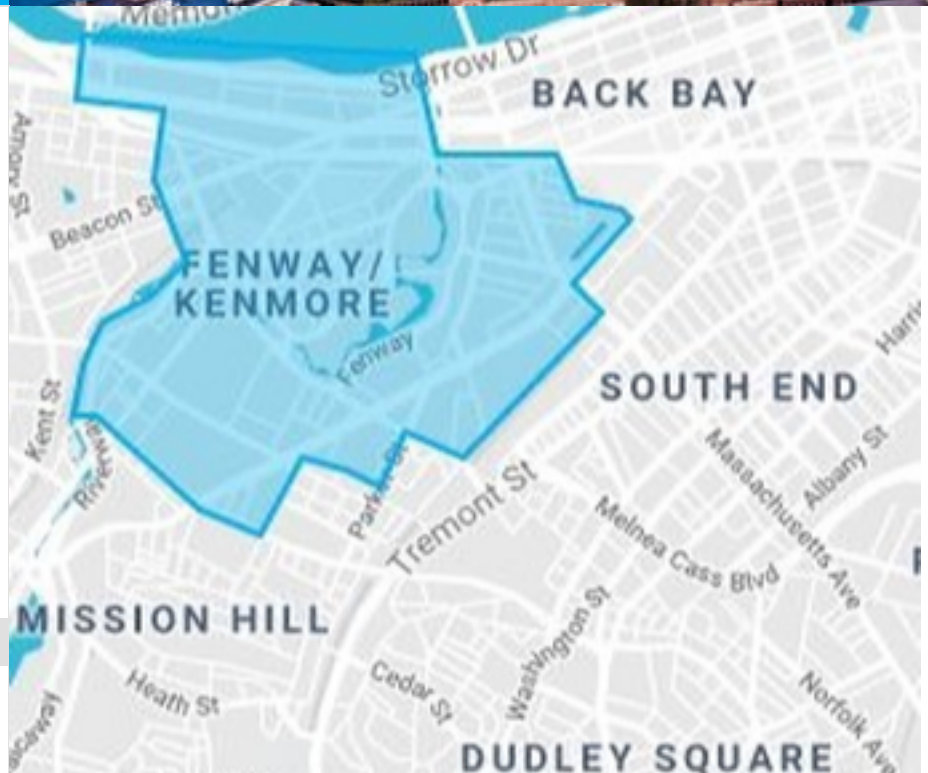
Studio

**\$2,400**

1 Bedroom

**\$3,000**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT FENWAY/KENMORE



Review by [BUMC Student](#)

BURBANK APTS

Such a great location near Northeastern and Berklee. So many food/ bar options and always lively at night which makes it a safer location for young professionals/ students.



Review by [BUMC Student](#)

COMMONWEALTH

Very secure, safe place and you have accessibility to whatever you need. Pretty social area.





# Dorchester

Boston's Largest Neighborhood

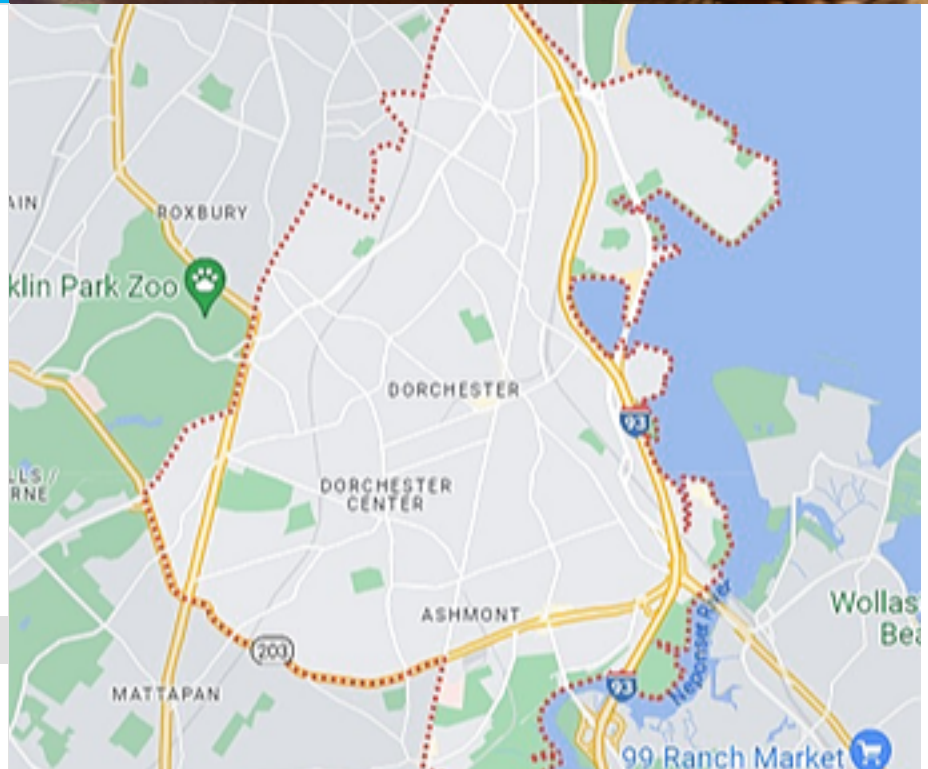
## ABOUT DORCHESTER

Dorchester is one of Boston's largest neighborhoods. The Neponset River Reservation is a popular location for enjoying the outdoors. It is also home to Franklin Park, a large section of Boston's Emerald Necklace, with a golf course, 500 acres of green space, and a zoo. Dorchester also has plenty of restaurants and bars to choose from.

Water-front

Cheaper Rent

Parks



## MEDIAN RENTS IN DORCHESTER

**\$2,025**

Studio

**\$2,160**

1 Bedroom

**\$2,300**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DORCHESTER



Review by [BUMC Student](#)

THE ANDI

Close to grocery store and shopping don't need a car the bus takes you right to school. Not too far is Mass Ave but you never see that by the apartment.



Review by [BUMC Student](#)

THE ANDI

Pretty nice area. Convenient to have shops and grocery nearby but can feel a little unsafe at times.





# Allston

## Great for Students

### ABOUT ALLSTON

Filled with hip and trendy shops, Allston has become a popular spot for BU Questrom students. Many students choose to live here due to the convenient location to campus. The Charles River Reservation is a great state park situated along a river. The park offers running, walking, and even skating with unbeatable views. Like many areas of Boston, the restaurant and bar scene is great in Allston.

Restaurants

Parks

Safe

#### MEDIAN RENTS IN ALLSTON

**\$1,680**

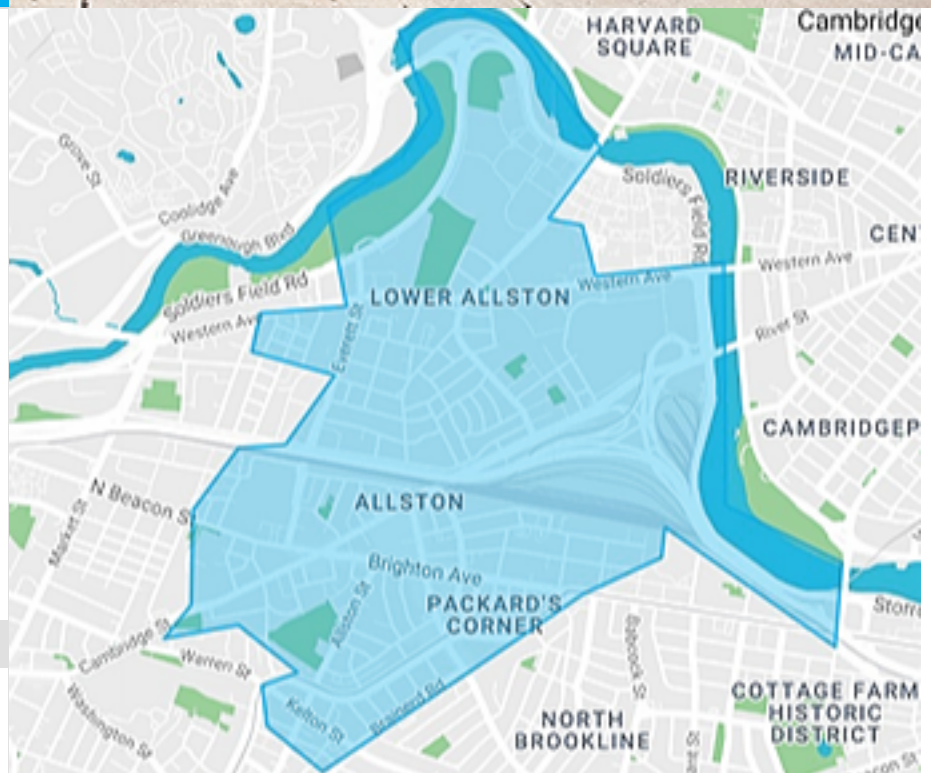
Studio

**\$1,950**

1 Bedroom

**\$2,265**

2 Bedroom



### WHAT RESIDENTS THINK ABOUT ALLSTON



Review by **BUMC Student** 📍 1277 COMMONWEALTH

I really like living in Allston! It's a little far from BUSPH but the neighborhood has so many fun restaurants and bars, plus it's close to the main BU campus which is nice for the FitRec and other amenities.



Review by **BUMC Student** 📍 1384 COMMONWEALTH

Very student-oriented neighborhood, which means weekends can be noisy. The commute to the medical campus is about 45-50 minutes, but saving on rent makes it worth it for me.



# APARTMENT RATINGS

## KEY

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

- \$\$\$\$ \$2670+ per renter
- \$\$\$ \$2430- \$2669
- \$\$ \$2040- \$2429
- \$ < \$2040

\* 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
1163-1191 Boylston Street Apartments	Apt	7.0	\$\$				●●	●	●●	●	●●
14 Buswell	Apt	8.5	\$	✓			●●●	●●●	●●●●	●●●●	●●●●
14 E Springfield St	Apt	8.0	\$\$		✓	✓	●●	●●●	●●●	●●●●	●●
345 Harrison	Apt	10.0	\$\$		✓	✓	●●●●	●●●●	●	●●●●	●●●●
35 Howell St	Apt	8.0	\$\$				●●●	●●●	●●●●	●	●●
41-45 Chestnut Hill Ave	Apt	8.0	\$\$\$\$		✓		●●	●	●	●	●●
580 Commonwealth Avenue	Apt	8.3	\$	✓			●●●	●●	●●●	●●	●●●
745 East 6th St	Apt	9.0	\$\$\$\$				●●●●	●●	●●●●	●●	●●●●
Babcock Street Apartments	Apt	6.0	\$\$\$\$			✓	●●	●●	●●	●●	●●
Babock Tower	Apt	6.5	\$\$\$\$				●●	●●	●●●	●●●	●●
Beach House Apartments	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Burbank Apartments	Apt	8.8	\$\$				●●●●	●●	●●●●	●	●●
Camelot Court	Apt	10.0	\$\$				●●●●	●●●	●●●	●	●●●
Gardner Street Apartments	Apt	7.7	\$				●●●	●	●●	●●●	●●
Girard	Apt	8.0	\$\$\$\$				●●●●	●●●	●●●	●	●●●●
Greenhouse Apartments	Apt	8.9	\$\$\$				●●●	●●●●	●●●●	●●●●	●●●●
Halstead Malden Square	Apt	6.0	\$				●●	●	●●	●●	●●
Hanover North Cambridge	Apt	8.0	\$\$\$			✓	●●●●	●●●●	●	●●	●●●●
Harbor Point on the Bay Apartments	Apt	7.6	\$	✓	✓		●●	●●	●●●	●●●●	●●
Highlands at Faxon Woods	Apt	9.0	\$				●●●●	●●●●	●●●●	●●●●	●●●●
Hub25	Apt	10.0	\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Ink Block	Apt	8.5	\$\$\$\$				●●●	●●●	●●	●●	●●●
J Vue at the LMA	Apt	6.0	\$\$\$\$				●●	●●	●●	●●	●●

\*\*\* 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
James and Harrison Court Apartments	Apt	7.5	\$\$\$\$	✓			●●	●●	●	●●	●●
Langham Court	Apt	8.0	\$\$\$				●●	●●	●●●●	●●	●●
Lantera at Boston Landing	Apt	9.0	\$\$\$\$				●●●	●●●	●●●●	●●●●	●●●
Medical Student Residence	Apt	7.6	\$\$\$				●●	●●●	●●	●●●	●●
MetroMark	Apt	8.0	\$\$\$				●●	●●●	●●	●●●●	●●
Ocean 650 Apartments	Apt	7.0	\$\$\$				●●	●	●●●	●●●	●●
Parkside Commons	Apt	7.8	\$				●●	●●●	●●●	●●●	●●
Parmelee Court Homes	Apt	7.0	\$				●●	●●●	●●●	●●●	●●
Piano Craft Guild	Apt	9.0	\$\$				●●	●●●●	●●●	●●●	●●●
Port 45	Condo	10.0	\$\$\$		✓		●●●●	●●●●	●	●	●●●●
Rumney Flats	Apt	9.0	\$				●●	●●●	●●●●	●●	●●●
The Abby	Apt	9.5	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Andi	Apt	8.4	\$\$\$				●●●	●●●●	●●●●	●●●●	●●●
The Atrium	Condo	6.6	\$\$				●●	●●	●●	●●	●●
The Baldwin at Longwood Medical Centre	Apt	8.0	\$\$\$				●●●●	●●	●●	●●●	●●●
The Cara	Apt	7.5	\$\$\$				●●	●	●	●●	●●
The Peninsula	Apt	9.0	\$\$				●●	●●	●	●●	●●●
The Point @ 180	Apt	6.0	\$\$				●●	●	●	●●	●●
The Smith	Apt	9.6	\$\$\$\$	✓			●●●●	●●●●	●●	●●●●	●●●●
The Viridian	Apt	7.5	\$\$\$\$				●●●	●●	●●	●●●	●●
Ttoren Flats	Apt	6.0	\$\$\$\$				●●	●	●●	●●●	●●●●
Walden Park Apartments	Apt	9.0	\$\$\$				●●●	●●●●	●●●	●	●●●
Windsor at Oak Grove	Apt	9.0	\$\$				●●●	●●●●	●●●●	●●●	●●●

## 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

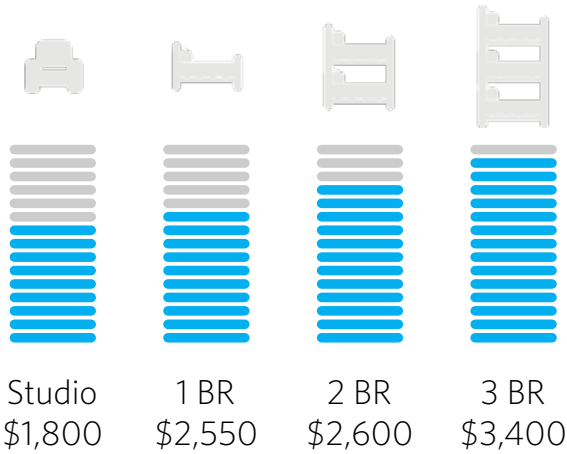
Buildings with the most BUMC students

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

What students typically look for:



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



## TOP 5

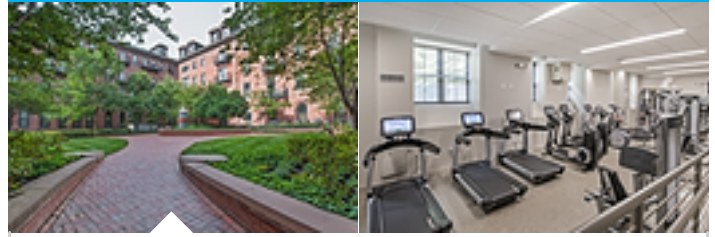
1 <sup>st</sup>		JAMES AND HARRISON COURT APARTMENTS	8+ PEOPLE
2 <sup>nd</sup>		HARBOR POINT ON THE BAY APARTMENTS	6+ PEOPLE
3 <sup>rd</sup>		THE SMITH	4+ PEOPLE
4 <sup>th</sup>		580 COMMONWEALTH	3+ PEOPLE
5 <sup>th</sup>		14 BUSWELL	2+ PEOPLE

1<sup>st</sup>

JAMES AND HARRISON COURT APARTMENTS  
South End, 761 Harrison Ave

\$\$\$\$

8+ PEOPLE



Review by **BU SOM Student**

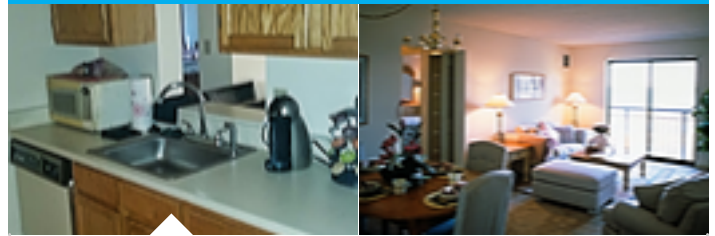
"I've really enjoyed living at James Court. The location is incredibly convenient, as it is right across the street from the back entrance to the medical school. The rent is somewhat high, but the lack of a broker's fee does help significantly reduce the annualized cost. The building is relatively new feeling, has central air, has laundry on each floor, and is pet-friendly."

2<sup>nd</sup>

HARBOR POINT ON THE BAY APARTMENTS  
Dorchester, 1 Harbor Point Blvd

\$

6+ PEOPLE



Review by **BU Dental Student**

"The apartment community has been great with beautiful amenities"

3<sup>rd</sup>

THE SMITH  
South End, 89 E Dedham St

\$\$\$\$

4+ PEOPLE



Review by **BU Dental Student**

"The building is very close to the school. It is the best option. The amenities are well care. It is safe."



# HIGHEST RATED

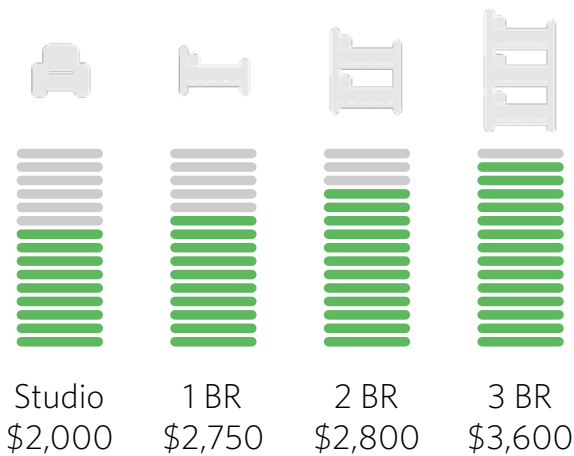
Buildings with the best overall ratings

[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>		THE SMITH	10.0 OVERALL RATING
2 <sup>nd</sup>		LANTERA AT BOSTON LANDING	9.8 OVERALL RATING
3 <sup>rd</sup>		WINDSOR AT OAK GROVE	9.7 OVERALL RATING
4 <sup>th</sup>		CAMELOT COURT	9.6 OVERALL RATING
5 <sup>th</sup>		HUB25	9.4 OVERALL RATING

1<sup>st</sup>

### THE SMITH

South End, 89 E Dedham St

\$\$\$\$

10.0 OVERALL RATING



Review by *BU Grad Medical Sciences Student*

"it's new and in great condition, but expensive"

2<sup>nd</sup>

### LANTERA AT BOSTON LANDING

Brighton, 125 Guest St

\$\$\$\$

9.8 OVERALL RATING



Review by *BU SOM Student*

"This apartment is excellent, the area is great, it's clean and a newer complex, great amenities. It is expensive but if one can afford it, it's really great"

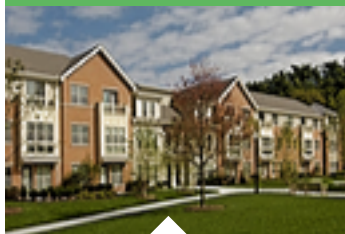
3<sup>rd</sup>

### WINDSOR AT OAK GROVE

Melrose, 12 Island Hill Ave

\$\$

9.7 OVERALL RATING



Review by *BU Grad Medical Sciences Student*

"Love living at Windsor at Oak Grove! Great amenities and great nearby restaurants within the complex. Parking is \$100/month that is paid alongside rent and includes parking lot parking and a designated spot in the underground garage. Also very close to the orange line, about an 8 minute walk. I feel very safe living here."



# BEST FOR AMENITIES

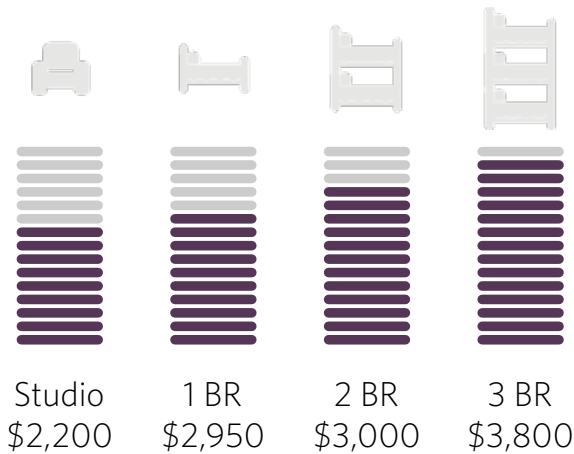
Highest-rated properties for amenities

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



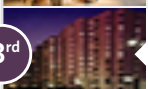


What top amenity properties typically offer:



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



## TOP 5

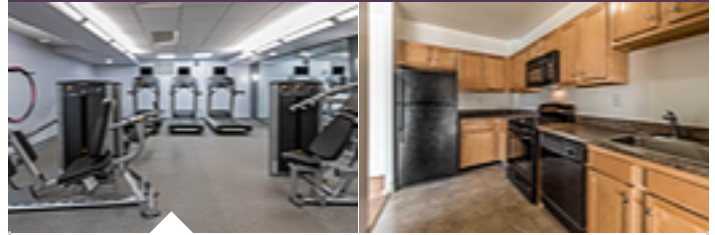
1 <sup>st</sup>		WALDEN PARK APARTMENTS	10.0 AMENITY RATING
2 <sup>nd</sup>		THE SMITH	9.9 AMENITY RATING
3 <sup>rd</sup>		GREENHOUSE APARTMENTS	9.8 AMENITY RATING
4 <sup>th</sup>		WINDSOR AT OAK GROVE	9.4 AMENITY RATING
5 <sup>th</sup>		HUB25	9.0 AMENITY RATING

1<sup>st</sup>

**WALDEN PARK APARTMENTS** \$\$\$

10.0 AMENITY RATING

Porter Square, 205 Walden St



**Review by BU Grad Medical Sciences Student**

"This place comes with an unheated outdoor pool, gym, pay laundry in the basement, tiny elevator, and card access main entrance. The neighborhood has parks, a blue bike station nearby, and zipcars in the parking lot. It's a 20 minute walk to the T and no busses come down this street so the commute can be tough at times. If you own a car parking is reasonably affordable. If you can commute here I recommend it."

2<sup>nd</sup>

**THE SMITH** \$\$\$\$

9.9 AMENITY RATING

South End, 89 E Dedham St



**Review by BU SOM Student**

"Amazing location, premium building with luxury amenities. Staff is responsive, kind, helpful. Facility is well kept and easy to access."

3<sup>rd</sup>

**GREENHOUSE APARTMENTS** \$\$\$

9.8 AMENITY RATING

Back Bay, 150 Huntington Ave



**Review by BU Dental Student**

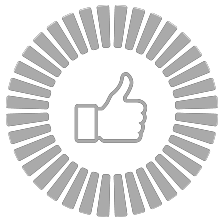
"Good maintenance and a great residence"

# BEST FOR VALUE

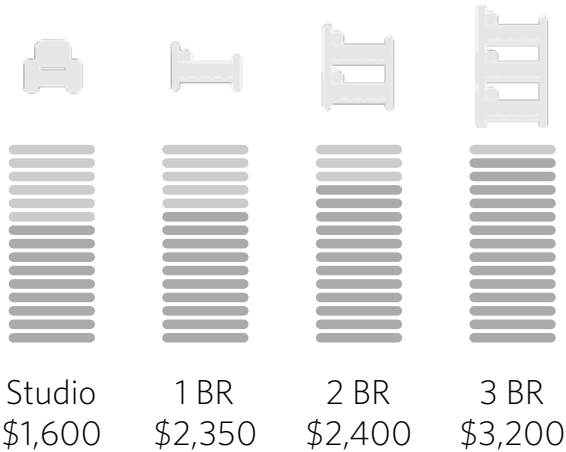
Highest-rated properties for value

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>		LANGHAM COURT	10.0 VALUE RATING
2 <sup>nd</sup>		LANTERA AT BOSTON LANDING	9.9 VALUE RATING
3 <sup>rd</sup>		HIGHLANDS AT FAXON WOODS	9.8 VALUE RATING
4 <sup>th</sup>		HUB25	9.7 VALUE RATING
5 <sup>th</sup>		RUMNEY FLATS	9.6 VALUE RATING

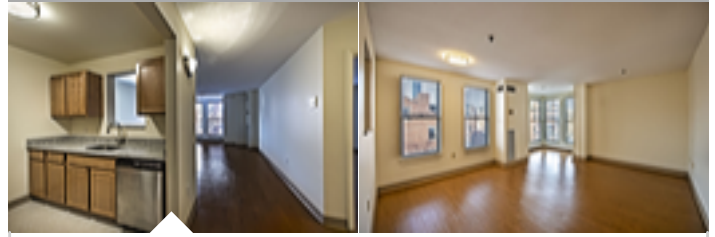
1<sup>st</sup>

### LANGHAM COURT

South End, 26 Worcester St

\$\$

10.0  
VALUE  
RATING



#### Review by *BU SOM Student*

"We've been happy in this apartment complex so far. The building is mostly retired people and students so it is very quiet. The only issue we experienced was when we initially reached out to the leasing manager he did not respond to emails or phone calls and my partner had to go in person several days in a row to speak with the leasing manager."

2<sup>nd</sup>

### LANTERA AT BOSTON LANDING

Brighton, 125 Guest St

\$\$\$\$

9.9  
VALUE  
RATING



#### Review by *BU SOM Student*

"This apartment is excellent, the area is great, it's clean and a newer complex, great amenities. It is expensive but if one can afford it, it's really great"

3<sup>rd</sup>

### HIGHLANDS AT FAXON WOODS

Quincy, 2001 Falls Blvd

\$

9.8  
VALUE  
RATING



#### Review by *BU Dental Student*

"Very peaceful and pretty building in Quincy . More affordable and decent enough size compared to apartments in the city. Good amenities. Commute take 20 mins in the subway and a short 5 min bus ride to school."



# Brownstones

## Smaller properties and how to find them

### ABOUT BROWNSTONES

Brownstones 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 BROWNSTONE

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

#### WHY YOU MAY WANT TO AVOID A BROWNSTONE

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

### Finding a brownstone

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

Most BUMC 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 brownstones - 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 brownstones 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+	00 - Apartment (unknown) - Boston
A+	Bozzuto Management
A	Cardinal Group Management
B+	Corcoran Jennison Management Company
A-	Corcoran Management Company
A+	Equity Residential
A+	First Realty Management
A	Fulton Properties
A+	Gables Residential
A+	Greystar
A-	National Development
A+	Northland Investment Corporation
A-	Shoreline Corporation
A-	The Dolben Company
C+	The Hamilton Company
A+	Windsor Communities
B	Winn Companies
C+	Winn Residential

### 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).





QUESTIONS?

**CONTACT@VERYAPT.COM**

# READY TO MOVE?

**For more detailed reviews and  
personalized recommendations,  
visit our website below:**

**GET  
STARTED!**