

*REVIEWS AND ADVICE  
FROM CURRENT STUDENTS*

## **BU MEDICAL CAMPUS**

# HOUSING GUIDE

# — 2026 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search



## TABLE OF CONTENTS

### HOUSING FACTS

*Our data on housing*

### NEIGHBORHOODS OVERVIEW

*Most popular neighborhoods for BUMC students*

● South End

● Fenway/Kenmore

● Dorchester

● Allston

### DATA TABLE

*Compiled from BUMC student reviews*

### APARTMENT RATINGS

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

● Most Popular

● Highest Rated

● Best for Amenities

● Best for Value

### 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 BUMC students to rate their apartments on a scale of 1-10 across six categories:**



Overall



Value



Management



Amenities



Location

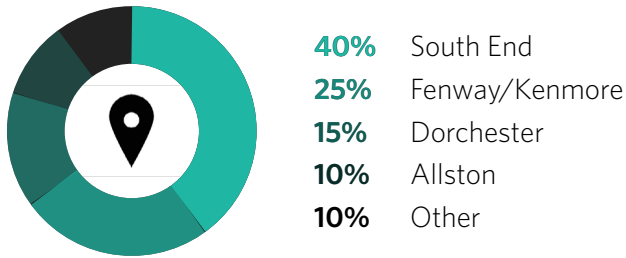


Safety

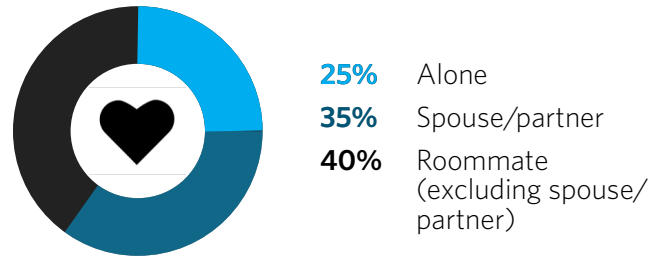
**Based on their feedback, we compiled a list of the best apartment buildings for BUMC students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**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 BUMC students live

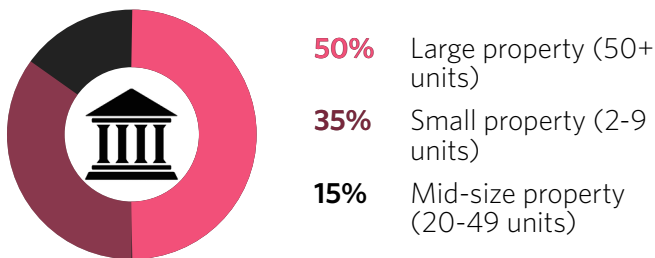


## Who BUMC students live with

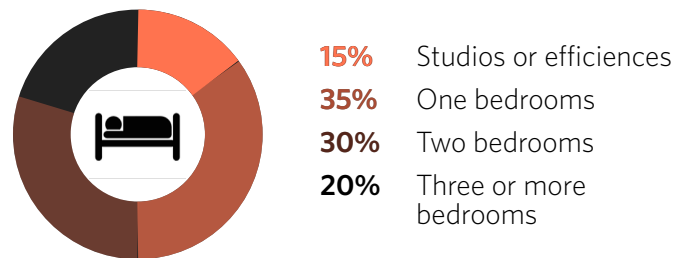


16% of BUMC students live with pets

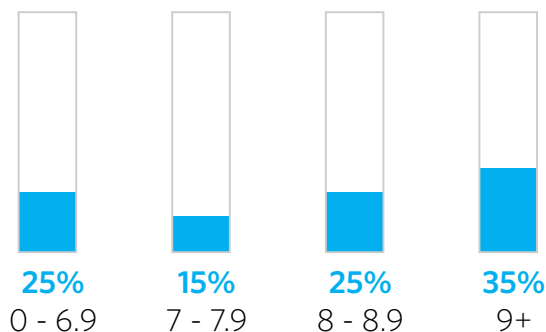
## What type of properties BUMC students live in



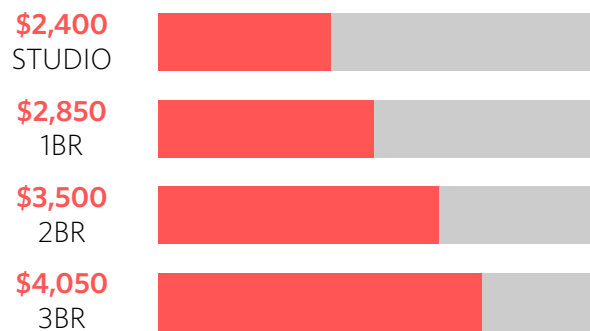
## What size residences BUMC students live in



## Distribution of property ratings



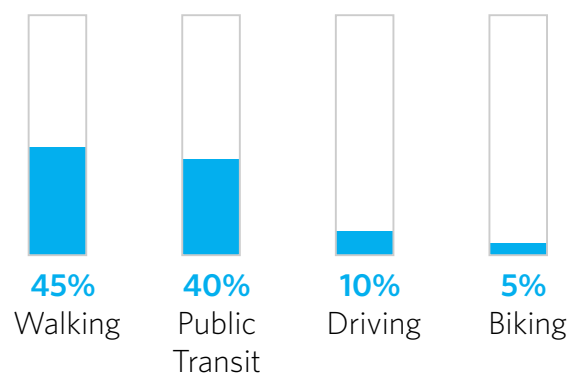
## Average rent by apartment size



## Rent versus own



## Commute methods



# Renter Guide

## and Rental Calculator



### 1 IDENTIFY YOUR MONTHLY BUDGET

- › You can calculate your monthly costs here: [Online Rent Calculator](#)
- › Consider costs outside rent to accurately know your budget: utilities, groceries, transportation, insurance, etc.

### 2 CHECK YOUR CREDIT

And find a guarantor if your credit score does not meet the requirements.

### 3 REACH OUT TO APARTMENT BUILDINGS

And landlords to learn more and set up tours.

### 4 GATHER FUNDS

For up-front costs that come with renting.

- › Prepare to pay an application fee, security deposit, and first/last month's rent.

**60-90 Days**

**Before Moving**

### 5 APPLY FOR AN APARTMENT

- › Landlords and apartment managers will know unit availability at least 60 days out from your lease start date.
- › Make sure the properties you tour have units available for your move-in date.

### 6 SIGN A LEASE

If you find something you like and it fits your budget.

### 7 FIND MOVERS

And arrange dates.

### 8 FIND LONG-TERM PARKING

If you have a vehicle.

**30-60 Days**

**Before Moving**

### 9 SIGN A LEASE

If you haven't already.

### 10 MAKE SURE ALL UP-FRONT COSTS ARE PAID

### 11 CHANGE YOUR MAILING ADDRESS

### 12 TRANSFER OR CANCEL YOUR EXISTING UTILITIES

### 13 GET RENTER'S INSURANCE

Through a number of reliable companies. Your landlord may suggest some.

### 14 PREP AND FIND FURNITURE

**15-30 Days**

**Before Moving**



**15**

**INSPECT YOUR  
NEW APARTMENT**



**16**

**GET  
WIFI**



**17**

**SET UP A  
STUDY SPACE!**

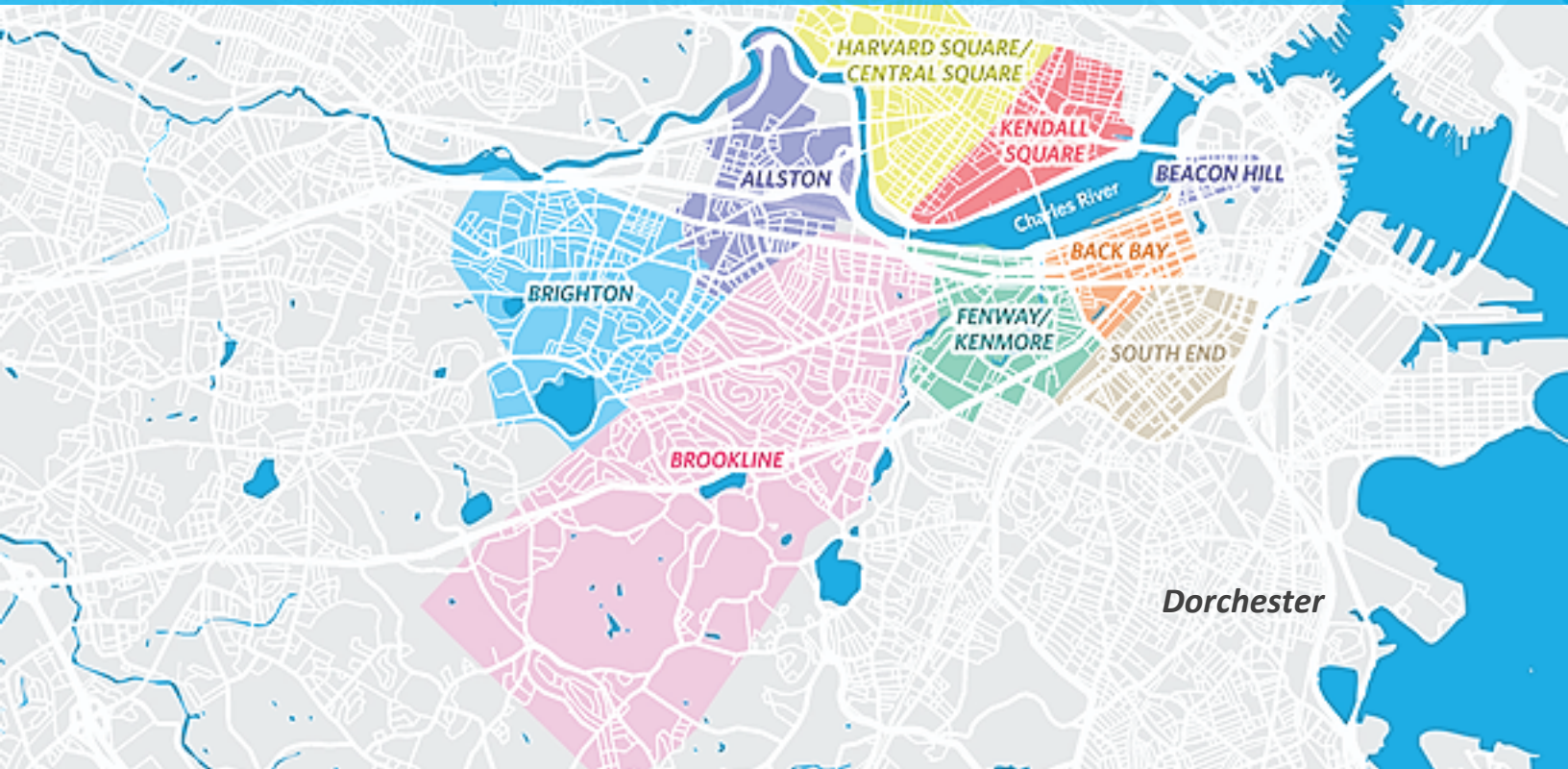
**Right After**

**Moving**



# 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

25% 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 Beacon Hill

8 Central Square

9 Kendall Square

10 Back Bay



# 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

**\$2,950**

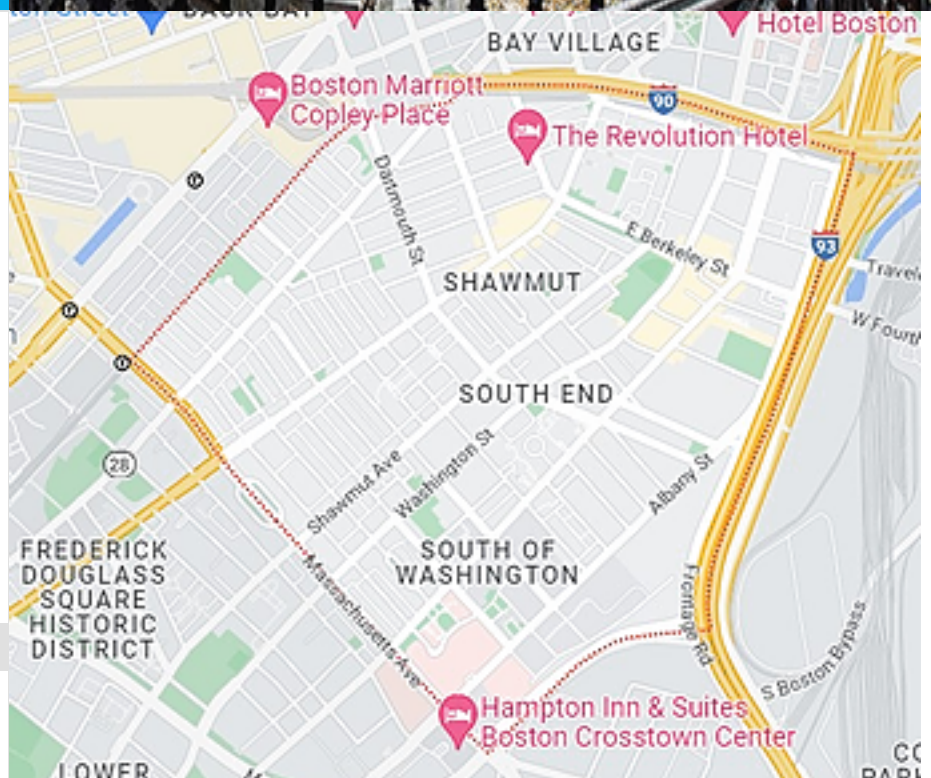
Studio

**\$3,350**

1 Bedroom

**\$4,125**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT SOUTH END



Review by **BUMC Student**

📍 THE SMITH

Perfect area in SoWa - close to Ink Block & Tremont. 15-minute walk from Whole Foods Ink Block, 5 min from South End Buttery, 15 min from Life Alive Tremont.



Review by **BUMC Student**

📍 423 SHAWMUT AVE

Great place to live with lots to do nearby and close to BMC, but very expensive



# 525 LINC

ALLSTON

## YOU'RE INVITED TO UNCOMPLICATED LIVING.

What makes 525 LINC different?

- ✓ Rent traditional studios or co-living 3 & 4-br
- ✓ Fully furnished
- ✓ All utilities included (with high-speed internet)
- ✓ Move-in kits with household basics and a flat screen TV in every living room
- ✓ Bi-weekly cleaning service (shared spaces)

\* **CLICK HERE TO INQUIRE ABOUT LEASING**

**525Linc.com**

(857) 567-8553

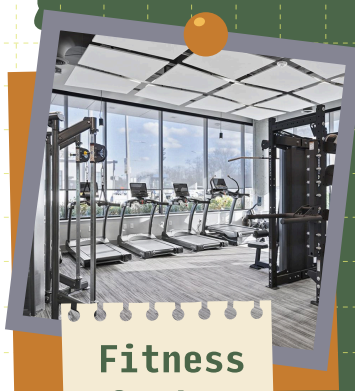
✉ 525Linc@natdev.com

525 Lincoln St | Allston, MA 02134

All Inclusive. All Allston.



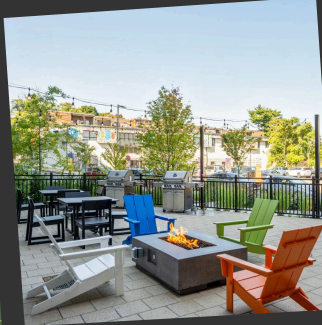
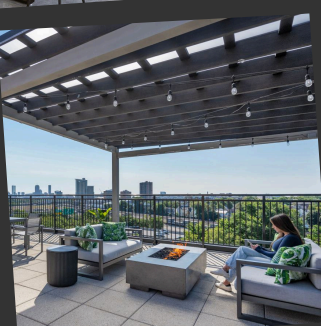
The only thing our apartments are missing is you.



Fitness Center



Meeting & Co-Working Spaces



BlueBikes Station

Minutes from  
Harvard University  
and Boston Landing  
commuter rail stop.

Professionally  
Managed By:



NATIONAL  
DEVELOPMENT





# 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

**\$2,450**

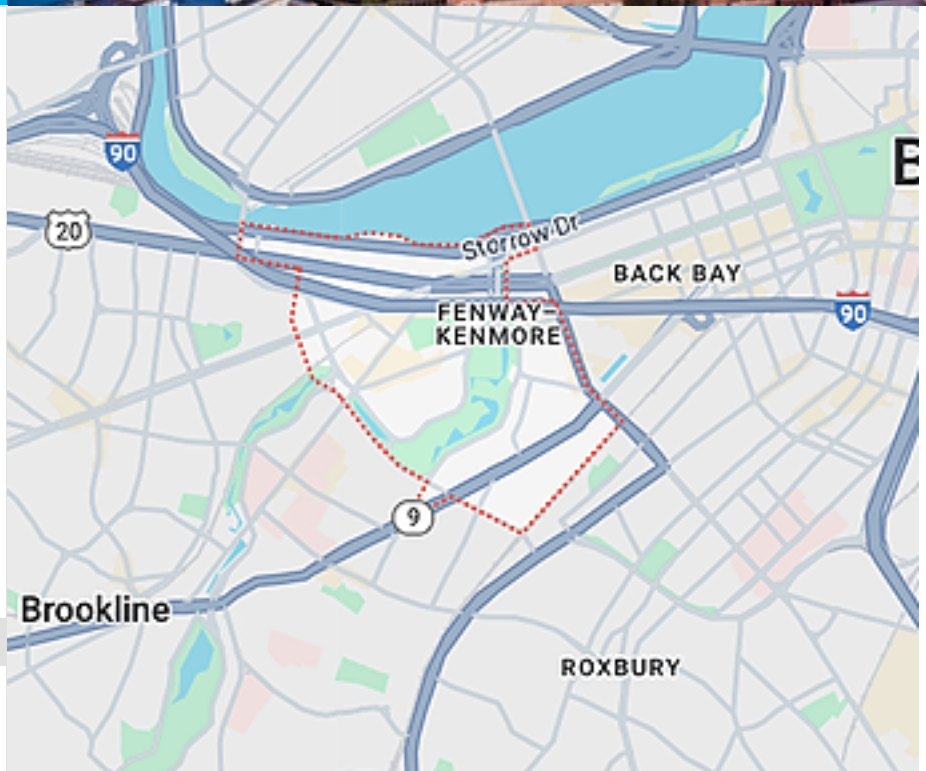
Studio

**\$3,040**

1 Bedroom

**\$3,700**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT FENWAY/KENMORE



Review by **BUMC Student**

📍 THE BELVOIR

No major complaints, watch out for tourists, and walking anywhere late at night isn't advisable, but with common sense and a sense of caution, you shouldn't have to worry too much.



Review by **BUMC Student**

📍 1175 BOYLSTON ST.

I really enjoy this neighborhood, particularly its proximity to the parks, as well as the nearby restaurants and other activities. Noise and activity are definitely considerations during baseball season because it is so close to Fenway Park. The neighborhood has lots of students living in the area, so it does feel safe.





# Dorchester

Boston's Largest Neighborhood

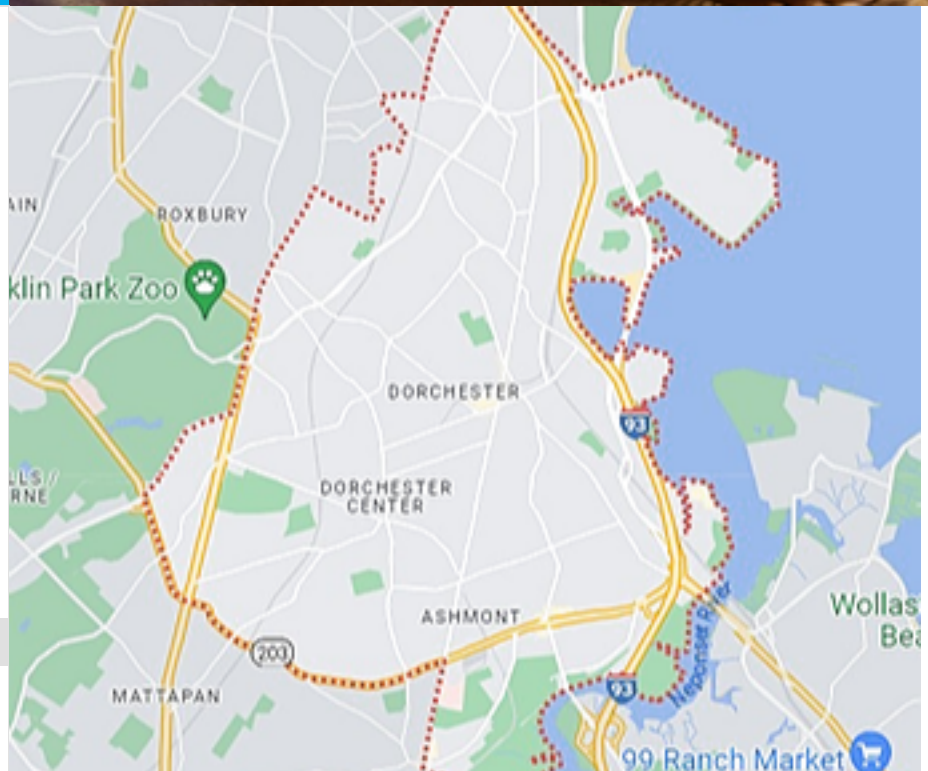
## ABOUT DORCHESTER

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

**\$1,995**

Studio

**\$2,490**

1 Bedroom

**\$2,750**

2 Bedroom

## WHAT RESIDENTS THINK ABOUT DORCHESTER



Review by [Resident](#)

THE ANDI

I'm new to Dorchester, but I love it! I live in an apartment with two other girls, on a street of young working professionals like me, and have extremely easy access to Boston, without having to pay the price of locations like South Boston. Dorchester definitely has a strong community.



Review by [Resident](#)

HARBOR POINT

Dorchester is not only the largest neighborhood in Boston, it is also by far the most culturally diverse. I feel truly represented in Dorchester, and living here has allowed me to meet wonderful people.



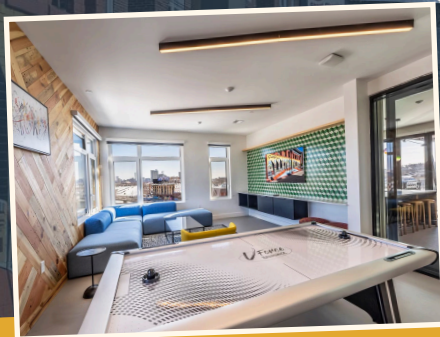


# THE INDIE

## TAKE COLLEGE LIVING TO THE NEXT LEVEL

Newly built apartments in vibrant Allston

**EASY ACCESS TO:**  
MBTA Commuter Rail  
BU and Harvard Campus



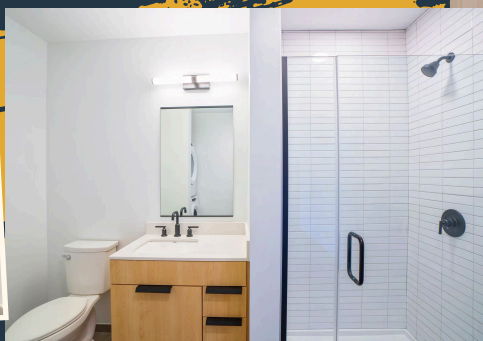
**STUDY PODS \* LIBRARY \* MAKER'S SPACE**

**ROOFTOP TERRACE \* GREEN SPACES \* ARCADE**

## STUDIO, 1, 2 & 3 BR FLOOR PLANS



Full-Size Kitchen  
Luxury Vinyl Flooring  
In-Unit Washer/Dryer  
Stainless Steel Appliances



**LiveTheIndie.com**  
**Call (888) 291-8963**  
✉ [theindie@jonesstreet.com](mailto:theindie@jonesstreet.com)

**CLICK HERE TO INQUIRE ABOUT LEASING**

35-43 Braintree St, Boston, MA 02134

**WALK IN'S WELCOME!**

Monday - Saturday: 9 AM to 5 PM



Professionally Managed By:

**JONES STREET**  
RESIDENTIAL







# 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

**\$2,095**

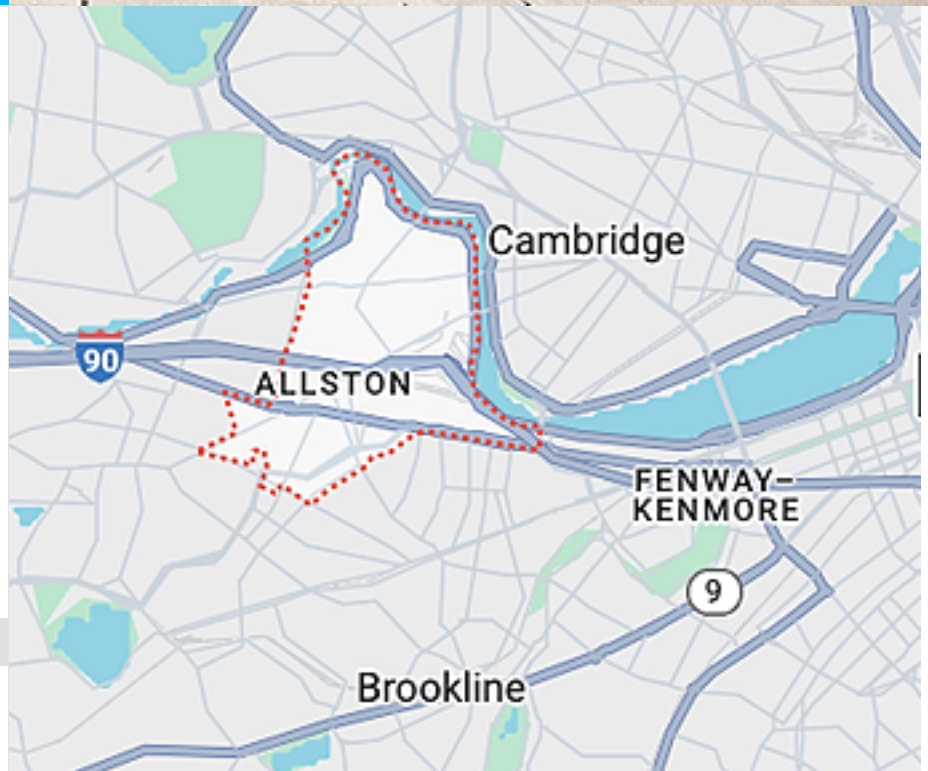
Studio

**\$2,395**

1 Bedroom

**\$2,985**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT ALLSTON



Review by [BUMC Student](#)

📍 E3 APARTMENTS

The neighborhood is really nice (quiet and safe), which makes it a pleasant place to live. It's also very convenient, just one T station away from Harvard Avenue, where you can find plenty of cafes, restaurants, convenience stores, and supermarkets.



Review by [BUMC Student](#) 📍 518-524 CAMBRIDGE ST

Lots of students, including internationals. Safe enough, good access to the Green Line and bus, walkable distance from supermarket (Stop&Shop).

# APARTMENT RATINGS

## KEY

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

- \$\$\$\$ \$3000+ per renter
- \$\$\$ \$2670- \$2999
- \$\$ \$2400- \$2669
- \$ < \$2400

\* 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 |
|-----------------------------|---------------|--------|-------------|--------------|---------------|-------------------|------------|-----------|-------|--------|--------|
| 10 Saint George St          | Apt           | 8.8    | \$\$\$\$    |              |               |                   | ••         | ••        | •••   | •      | ••     |
| 11 E Lenox St               | Apt           | 6.0    | \$\$\$\$    | ✓            |               | ✓                 | ••         | •         | ••    | ••     | ••     |
| 1350 Commonwealth Ave       | Apt           | 9.0    | \$          |              |               | ✓                 | ••••       | ••        | ••••  | ••••   | ••••   |
| 14 Buswell                  | Apt           | 6.0    | \$          |              |               |                   | ••         | •         | •     | ••     | ••     |
| 1633 Commonwealth Ave       | Apt           | 6.0    | \$\$\$      |              | ✓             |                   | ••         | •         | •     | ••     | ••     |
| 270 Huntington Ave          | Apt           | 6.0    | \$          |              |               |                   | ••         | •         | •     | •      | ••     |
| 423 Shawmut Ave             | Apt           | 6.0    | \$\$        |              | ✓             | ✓                 | ••         | •         | ••    | •••    | ••     |
| 464 Commonwealth Avenue     | Apt           | 6.0    | \$\$        |              |               |                   | ••         | •••       | ••    | ••••   | •••    |
| 520 Beacon St               | Apt           | 6.0    | \$\$\$\$    |              |               |                   | ••         | ••        | ••    | ••     | ••     |
| 58 Bay State Rd             | Apt           | 8.0    | \$\$\$\$    |              |               |                   | •••        | •         | •••   | ••••   | ••     |
| 580 Commonwealth Avenue     | Apt           | 8.6    | \$          | ✓            |               |                   | •••        | ••••      | •••   | •••    | ••••   |
| 62 Bay State Road           | Apt           | 6.0    | \$\$\$\$    |              |               |                   | ••         | •         | •     | •      | ••     |
| 656 Massachusetts Ave       | Apt           | 8.5    | \$\$\$\$    |              |               |                   | ••••       | ••        | ••    | ••     | ••     |
| 7Ink                        | Apt           | 6.4    | \$\$\$      |              |               |                   | ••         | ••        | •     | ••     | ••     |
| Anthem Everett              | Apt           | 8.0    | \$\$        |              |               |                   | ••         | ••••      | •••   | •••    | ••••   |
| Atrio Boston                | Apt           | 9.5    | \$          |              |               |                   | •••        | ••        | •••   | •      | ••••   |
| Avalon at Prudential Center | Apt           | 8.3    | \$\$\$\$    |              |               |                   | •••        | •••       | •••   | ••••   | ••••   |
| Axis Admirals Hill          | Apt           | 7.8    | \$          |              |               |                   | •••        | ••        | ••••  | ••••   | ••••   |
| Babcock Tower               | Apt           | 7.7    | \$\$\$\$    |              |               |                   | ••         | •••       | •••   | •••    | ••     |

\*\*\* 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 |
|-------------------------------------|---------------|--------|-------------|--------------|---------------|-------------------|------------|-----------|-------|--------|--------|
| Commonwealth Apartments             | Apt           | 6.8    | \$          |              |               |                   | ••         | •         | •     | •      | ••     |
| Girard                              | Apt           | 8.2    | \$\$\$      |              |               |                   | •••        | ••••      | •••   | •••    | ••     |
| Harbor Point on the Bay Apartments  | Apt           | 6.3    | \$\$        | ✓            | ✓             |                   | ••         | ••        | •     | ••     | ••     |
| James and Harrison Court Apartments | Apt           | 7.1    | \$\$\$\$    |              |               | ✓                 | ••         | ••        | ••    | ••     | ••     |
| Langham Court                       | Apt           | 8.5    | \$\$        |              |               |                   | ••         | •••       | ••••  | ••     | •••    |
| Luxe at Alewife Apartments          | Apt           | 9.0    | \$\$\$\$    |              |               |                   | ••••       | ••••      | •     | •••    | ••••   |
| Medical Student Residence           | Apt           | 8.3    | \$          |              |               |                   | •••        | •••       | ••••  | ••••   | ••     |
| Presidential Point Quincy           | Apt           | 7.0    | \$\$        |              |               |                   | ••         | •••       | ••••  | ••••   | ••     |
| Regatta Riverview Residences        | Apt           | 8.0    | \$\$\$      |              |               |                   | ••••       | ••••      | ••••  | •      | •••    |
| Residences at Malden Station        | Apt           | 7.8    | \$\$\$      |              |               |                   | ••••       | •         | ••••  | •••    | ••••   |
| Tent City Apartments                | Apt           | 9.0    | \$\$\$\$    |              |               |                   | ••••       | •••       | ••••  | ••••   | •••    |
| The Andi                            | Apt           | 7.1    | \$\$\$      | ✓            |               | ✓                 | ••         | •••       | •••   | ••••   | ••     |
| The Charlesview                     | Apt           | 10.0   | \$\$\$\$    |              |               |                   | ••••       | ••        | ••••  | •      | ••••   |
| The Guild                           | Apt           | 9.0    | \$\$\$      |              |               |                   | ••••       | ••••      | ••    | •••    | ••••   |
| The Overlook at St. Gabriel's       | Apt           | 6.5    | \$\$\$\$    |              |               |                   | ••         | •••       | •     | •      | ••     |
| The Smith                           | Apt           | 9.3    | \$\$\$\$    | ✓            | ✓             |                   | ••••       | ••••      | ••    | ••••   | •••    |
| The Viridian                        | Apt           | 8.3    | \$\$\$\$    |              |               |                   | ••••       | ••••      | ••    | •••    | •••    |
| Walden Park Apartments              | Apt           | 8.2    | \$\$        |              |               |                   | ••         | ••••      | ••    | •      | •••    |
| Whitney Towers Apartments           | Apt           | 9.9    | \$\$\$      |              | ✓             |                   | •••        | ••••      | ••••  | ••     | •••    |

## 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.

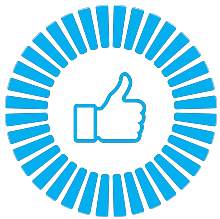
**Safety** Building neighborhood safety.

# MOST POPULAR

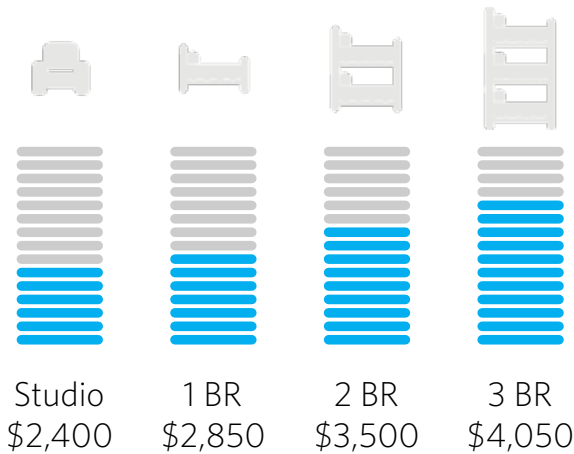
Buildings with the most BUMC students

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

What students typically look for:



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



## TOP 5

|                 |                                    |            |
|-----------------|------------------------------------|------------|
| 1 <sup>st</sup> | THE ANDI                           | 10+ PEOPLE |
| 2 <sup>nd</sup> | 580 COMMONWEALTH                   | 9+ PEOPLE  |
| 3 <sup>rd</sup> | THE SMITH                          | 6+ PEOPLE  |
| 4 <sup>th</sup> | HARBOR POINT ON THE BAY APARTMENTS | 5+ PEOPLE  |
| 5 <sup>th</sup> | 11 E LENOX ST                      | 3+ PEOPLE  |

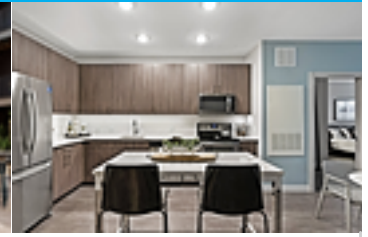
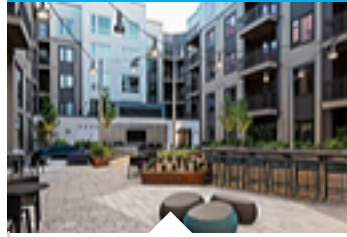
1<sup>st</sup>

### THE ANDI

Dorchester

\$\$\$

10+ PEOPLE



#### Review by *BU Dental Student*

"Honestly, a really good place to live. My room is nice, I love the mall, and I do feel safe. For the price and quality, it is amazing. As a student, I still wanted a cost-effective place, but I needed the amenities of a nice city apartment, so this was a great in-between. The bus stop is a stone's throw away and easy access to other areas of Boston and 10 mins to BU med."

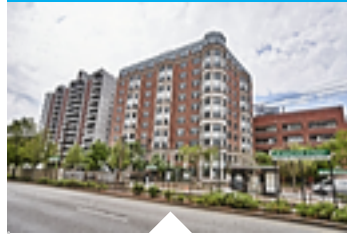
2<sup>nd</sup>

### 580 COMMONWEALTH AVENUE

Fenway/Kenmore

\$

9+ PEOPLE



#### Review by *BU GMS Student*

"Great option if you are moving to Boston for the first time. It's probably one of the cheapest options apart from sharing a flat with your roommate."

3<sup>rd</sup>

### THE SMITH

South End

\$\$\$\$

6+ PEOPLE



#### Review by *BU Med Student*

"The BEST place to live - 5 min walk from med school, 8 min walk from BMC. Pricier on a student budget, but well worth it! Perks include 24/7 concierge, beautiful gym, rooftop club room/terrace, ROOFTOP POOL, and 3 resident events per month. True community feeling here & pet friendly! Lots of space & a business center for studying. Many BMC residents and attendings also live here. Amazing property management and maintenance team who are prompt to resolve any issues. Wonderful studio layouts, 1 bed, & 2 bed/2 bath. This is your sign to live at The Smith!"



# HIGHEST RATED

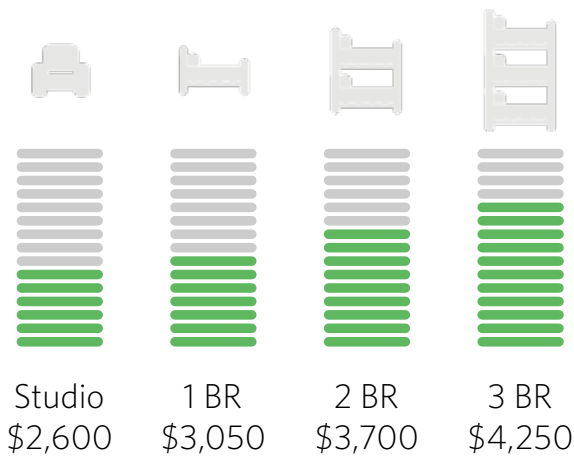
Buildings with the best overall ratings

[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 CHARLESVIEW           | 10.0 OVERALL RATING |
| 2 <sup>nd</sup> |  | WHITNEY TOWERS APARTMENTS | 9.9 OVERALL RATING  |
| 3 <sup>rd</sup> |  | ATRIO BOSTON              | 9.5 OVERALL RATING  |
| 4 <sup>th</sup> |  | THE SMITH                 | 9.3 OVERALL RATING  |
| 5 <sup>th</sup> |  | 1350 COMMONWEALTH         | 9.0 OVERALL RATING  |

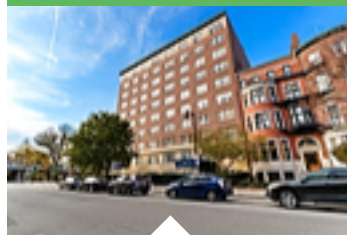
1<sup>st</sup>

### THE CHARLESVIEW

Back Bay

\$\$\$\$

10.0 OVERALL RATING



#### Review by *BU GMS Student*

"Old building, used to be a hotel in the 30s. Some units are more updated than others. Safe location in Back Bay. Next to frats and across from BU brownstones, but not noisy. A very kind and attentive concierge elevates building safety. Mix of owners and renters. Common laundry, not in-unit. Parking is available for 14 units whose original owners bought the spots. Most are occupied, but it is possible for renters. Limited closet space, but it can be greatly increased and made functional with installed organization systems. 7-min walk to Kenmore Station, about a 10 min walk from Hynes Convention Center Station. Trader Joes about 20 min walk. 5 min walk from Bus Stop 1 station."

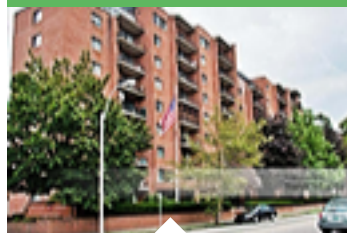
2<sup>nd</sup>

### WHITNEY TOWERS APARTMENTS

Watertown

\$\$\$

9.9 OVERALL RATING



#### Review by *BU GMS Student*

"This apartment is more expensive than other apartments I've lived in, but the value is great! They have great amenities, including a pool, gym, yoga studio, basketball court, etc... and the people are friendly."

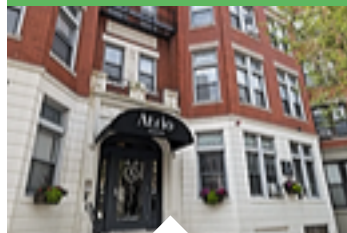
3<sup>rd</sup>

### ATRIO BOSTON

Fenway/Kenmore

\$

9.5 OVERALL RATING



#### Review by *BU Dental Student*

"Good area, close to Whole Foods."

# BEST FOR AMENITIES

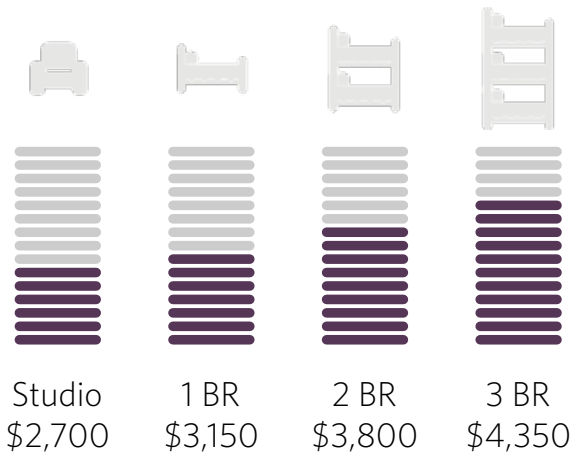
Highest-rated properties for amenities

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

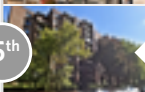
What top amenity properties typically offer:



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



## TOP 5

|                 |                                                                                    |                              |                    |
|-----------------|------------------------------------------------------------------------------------|------------------------------|--------------------|
| 1 <sup>st</sup> |  | THE SMITH                    | 9.8 AMENITY RATING |
| 2 <sup>nd</sup> |  | REGATTA RIVERVIEW RESIDENCES | 9.3 AMENITY RATING |
| 3 <sup>rd</sup> |  | THE GUILD                    | 9.2 AMENITY RATING |
| 4 <sup>th</sup> |  | THE VIRIDIAN                 | 9.1 AMENITY RATING |
| 5 <sup>th</sup> |  | WHITNEY TOWERS APARTMENTS    | 9.0 AMENITY RATING |

1<sup>st</sup>

### THE SMITH

South End

\$\$\$

9.8 AMENITY RATING



#### Review by *BU Dental Student*

"Beautiful apartment, always clean, and it's a 3-minute walk from the medical campus!! Love it here, the only con is how expensive it is, and it is pretty small for the price."

2<sup>nd</sup>

### REGATTA RIVERVIEW RESIDENCES

East Cambridge

\$\$\$

9.3 AMENITY RATING



#### Review by *BU Med Student*

"Regatta Riverview is a condominium complex in East Cambridge. The units are individually owned, and I am renting directly from an owner. Many properties (mine included) are managed by a building broker, which makes communication easy when a maintenance issue needs to be addressed quickly. I had some pretty serious maintenance issues at the start of my lease (leaking washer, clogged drain, broken AC), but the problems were handled promptly and completely. The complex is quiet, and most of the residents are young professionals (i.e., MGH residents) or retired folk, so this is not the scene if you're looking to party. The building is conveniently located between the Green and Orange lines..[cont.]"

3<sup>rd</sup>

### THE GUILD

Somerville

\$\$\$

9.2 AMENITY RATING



#### Review by *BU GMS Student*

"Safe neighborhood, good amenities."

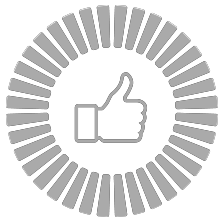


# BEST FOR VALUE

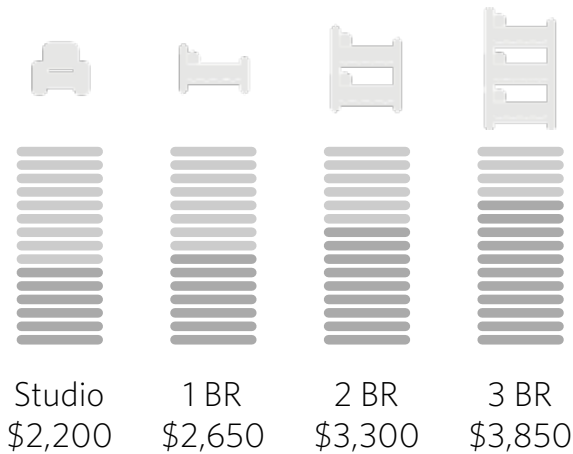
Highest-rated properties for value

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> |  | TENT CITY APARTMENTS         | 10.0 VALUE RATING |
| 2 <sup>nd</sup> |  | THE CHARLESVIEW              | 9.9 VALUE RATING  |
| 3 <sup>rd</sup> |  | RESIDENCES AT MALDEN STATION | 9.7 VALUE RATING  |
| 4 <sup>th</sup> |  | WHITNEY TOWERS APARTMENTS    | 9.6 VALUE RATING  |
| 5 <sup>th</sup> |  | MEDICAL STUDENT RESIDENCE    | 9.2 VALUE RATING  |

1<sup>st</sup>

### TENT CITY APARTMENTS \$\$\$\$

10.0  
VALUE  
RATING



Review by *BU Dental Student*

"Good value and good location."

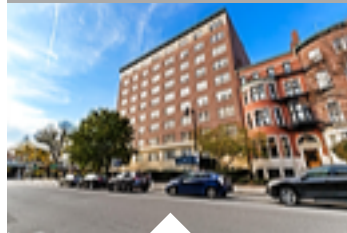
2<sup>nd</sup>

### THE CHARLESVIEW

Back Bay

\$\$\$

9.9  
VALUE  
RATING



Review by *BU GMS Student*

"Great location close to public transit and shops. The apartment is spacious with modern appliances. Management is responsive, but maintenance can be slow."

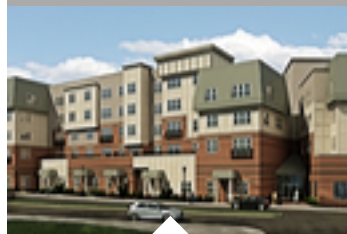
3<sup>rd</sup>

### RESIDENCES AT MALDEN STATION

Malden, 39 Florence St

\$\$\$

9.7  
VALUE  
RATING



Review by *BU Dental Student*

"Great place to live, safe area, 3 minutes walk to the T station with a lot of buses and the orange line, quite far but the price is great for the size of the apartment and the nice neighborhood."

# 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+ | Akelius Real Estate Management   |
| A+ | AvalonBay                        |
| A+ | Cardinal Group Management        |
| A- | Corcoran Jennison Management Co. |
| A+ | Equity Residential               |
| A- | First Realty Management          |
| A+ | Fulton Properties                |
| A- | Greystar                         |
| B  | National Development             |
| A+ | The Hamilton Company             |
| A+ | Windsor Communities              |
| B  | 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).

# International Student

## Guide to Renting

Renting an apartment as an international student can feel overwhelming, especially if it's your first time **navigating the housing market** in a new country.

Below is advice to **help make the process smoother** and highlights key differences from what domestic renters might experience.



### 1 Start Early



Begin your apartment search **at least 60-90 days** before you need to move, as international students face extra steps that may slow the process.

Popular rental areas nearby fill up fast, so starting early ensures you have enough time to **complete paperwork**, **secure financial guarantees**, and resolve any issues.

Also, consider **getting a roommate** to lower monthly costs. You'll want to start this process early so you have time to align with your roommate.

### 2 Documents You'll Need

Be prepared to provide more documentation than a domestic renter. Requirements include:



#### PROOF OF ENROLLMENT

An acceptance letter or proof of enrollment



#### PASSPORT

And visa information



#### PROOF OF FINANCIAL STABILITY

Most apartment buildings and landlords want to see that you, or your guarantor, are making **3x the monthly rent**.

**i** Documents for proof include bank statements, scholarships/financial aid, or proof of funding.



#### GUARANTOR

Some landlords require a local guarantor (someone who can pay the rent if you don't).

**Universities** may offer services to act as a guarantor for international students, or you can look into **third-party guarantor** services if you do not have one.



### 3 Credit History

Domestic renters often need a good credit history to rent an apartment, which can be a challenge for international students who don't have a U.S. credit score. If this is the case:



#### BE PREPARED TO OFFER A LARGER SECURITY DEPOSIT

Many apartments and landlords will charge higher up-front costs because you do not have a credit score.



#### FIND A CO-SIGNER

(Someone with a U.S. credit history to back your lease)

Some landlords are more flexible and may not require credit checks for students, so ask upfront.

### 4 Utilities and Up-Front Costs

While apartment buildings vary in their policies, you can usually expect to pay:

#### SECURITY DEPOSITS

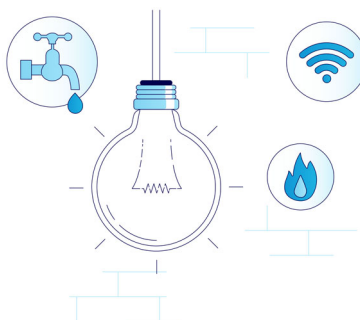


Equivalent to:

1 Full Month of Rent

+ First & Last Month's Rent

#### UTILITIES (If they aren't included)



- ✓ Gas
- ✓ Water
- ✓ Electricity
- ✓ WiFi



Ask your landlord what is included before you sign the lease to ensure the monthly expenses fit in your budget.

### 5 Know Your Rights

Tenant rights differ depending on where you are renting. Familiarize yourself with local rental laws, including:

#### SECURITY DEPOSITS

Typically refunded at the end of your lease if there's no damage.



#### MAINTENANCE

Landlords are responsible for repairs, so be sure to report issues in writing.

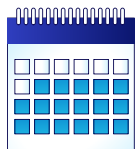


#### EVICTION

Ensure you know the rules around eviction notices and rent increases.



## Understand Lease Terms



### LEASE LENGTH

- › Most leases in the U.S. are 12 months.
- › Short-term leases may cost more, and subleasing might be an option if you only need housing for part of the year.



### RENT PAYMENT

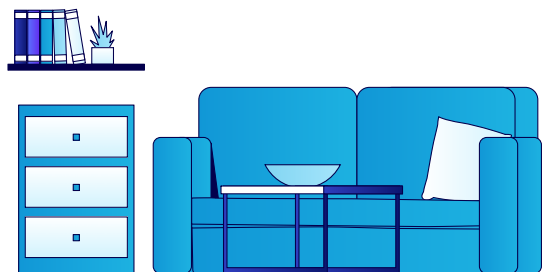
- › U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.



International wire transfers can take time, so set up a U.S. bank account to simplify payment.

## Furnishing Your Apartment

Many U.S. apartments are rented unfurnished. Here are a few tips:



### FURNITURE

Consider buying second-hand furniture from local stores or online platforms like Craigslist or Facebook Marketplace.



### SHORT-TERM RENTALS

If you're only staying for a semester or short-term, look for furnished apartments or ask about flexible furniture rental services.

## Final Tips



### BE WARY OF SCAMS

Avoid sending money before seeing the apartment or signing a lease. Always deal with reputable landlords or property management companies.



### COMMUNICATE CLEARLY

Ask questions if something is unclear, and consider asking a friend or advisor to review documents with you.





QUESTIONS?

**CONTACT@VERYAPT.COM**

# READY TO MOVE?

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

**GET  
STARTED!**