

*REVIEWS AND ADVICE  
FROM CURRENT STUDENTS*

## **BU MEDICAL CAMPUS**

# HOUSING GUIDE

# — 2025 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

**VeryApt**

Intelligent Apartment Search



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## GETTING THE MOST OUT OF THE GUIDE



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



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



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



**Visit [VeryApt.com](https://www.veryapt.com)** to read reviews, get pricing, and set up appointments for the apartments you like most.

## ABOUT THE DATA IN THIS GUIDE

**All of the data in this guide are based on feedback from real renters in Boston. We asked students to rate their apartments on a scale of 1-10 across six categories:**



Overall



Value



Management



Amenities



Location

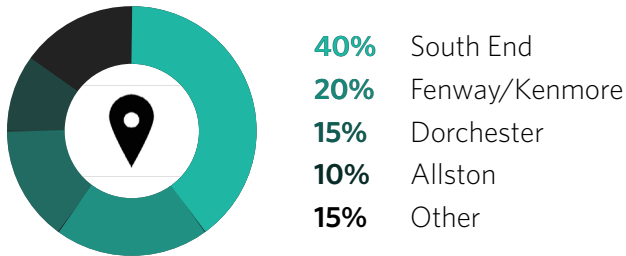


Safety

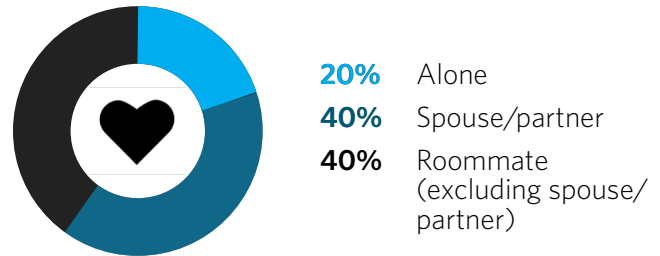
**Based on their feedback, we compiled a list of the best apartment buildings for BUMC students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at [contact@veryapt.com](mailto:contact@veryapt.com).**

**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

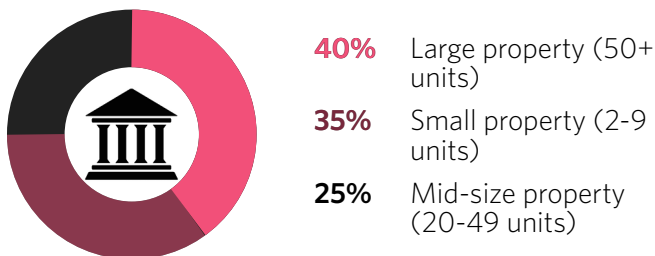


## Who BUMC students live with

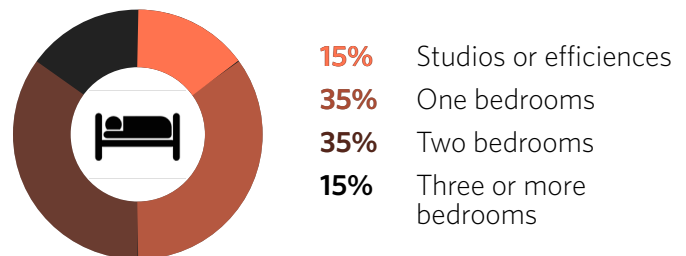


20% of BUMC students live with pets

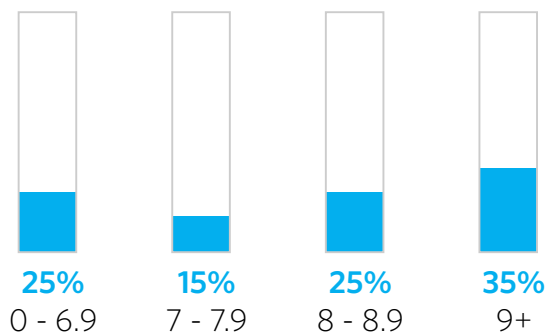
## What type of properties BUMC students live in



## What size residences BUMC students live in



## Distribution of property ratings



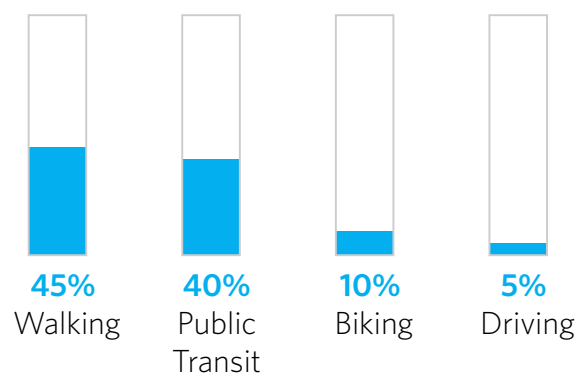
## Average rent by apartment size



## 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!**

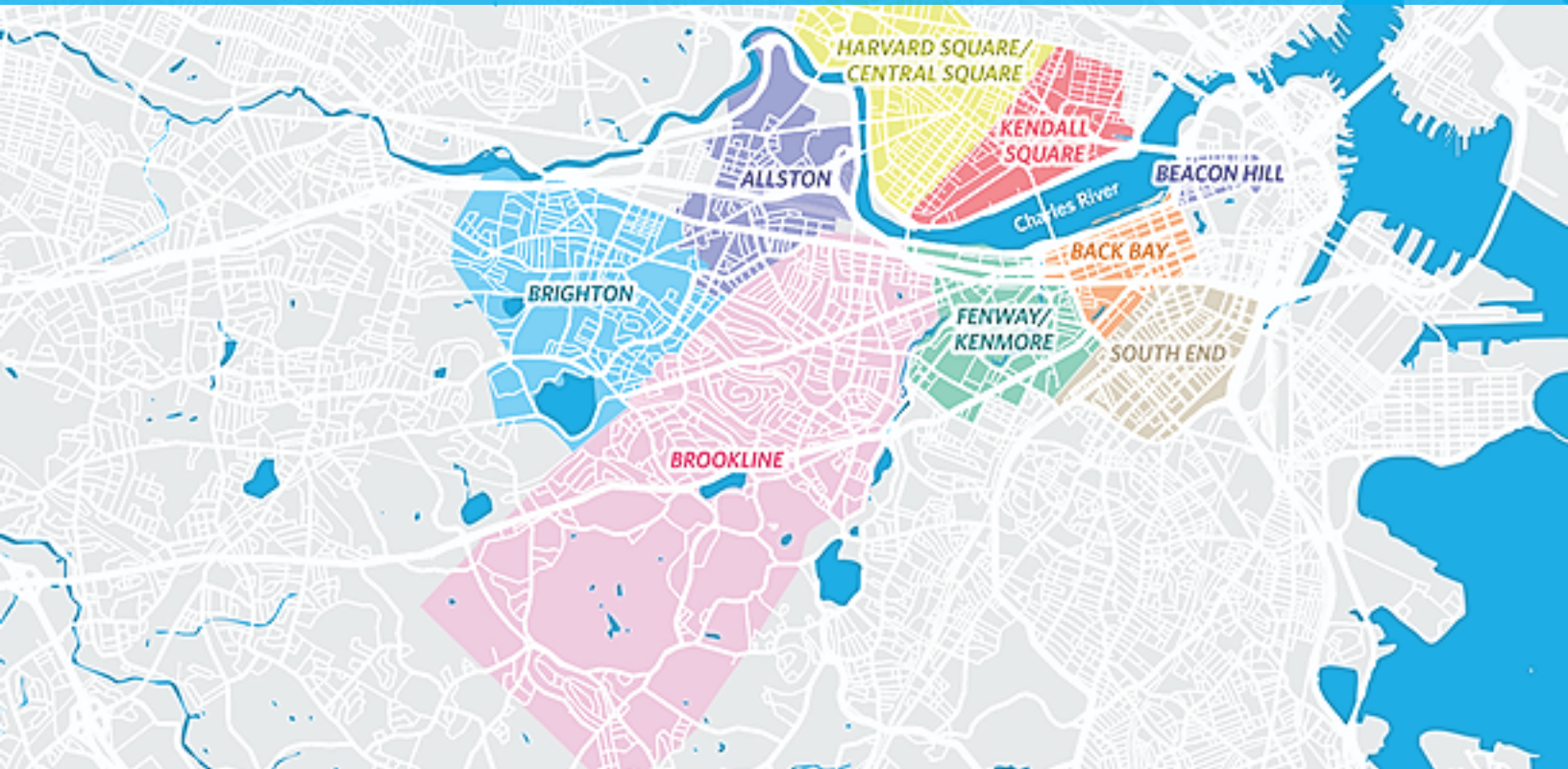
**Right After**

**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

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 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

**\$2,970**

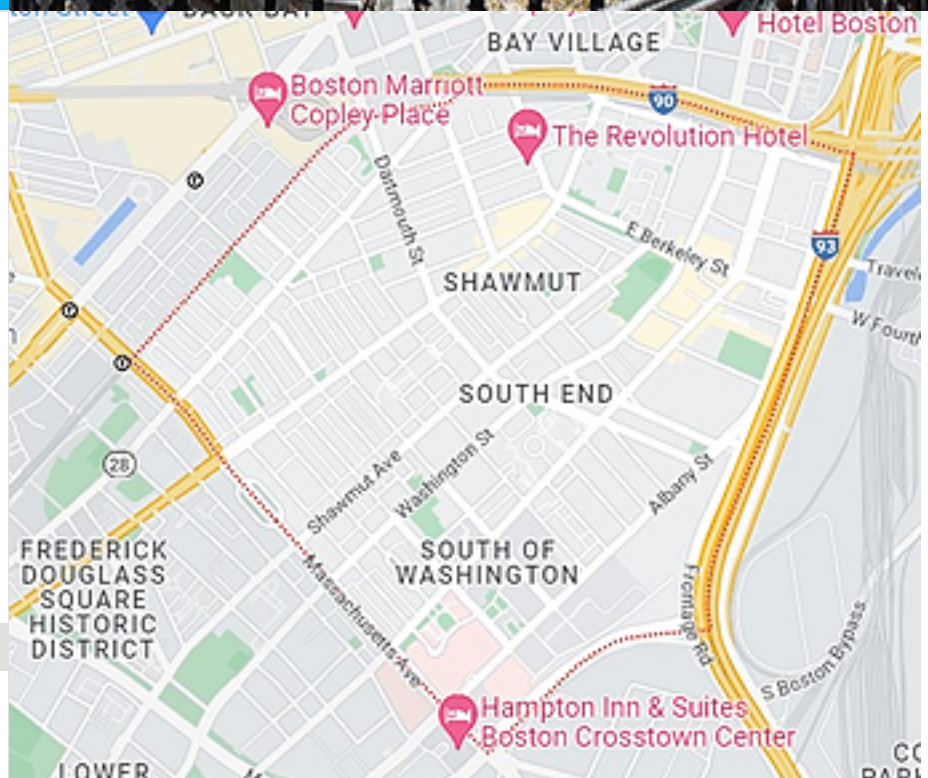
Studio

**\$3,535**

1 Bedroom

**\$4,530**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT SOUTH END



Review by [BUMC Student](#)

📍 THE HARRIS

I always feel safe walking around the neighborhood by myself, even at night. There are plenty of restaurants and things to do nearby, and it is a convenient 18 minute walk to the BU medical school or a 5 minute drive



Review by [BUMC Student](#)

📍 JAMES COURT

Walking distance to a lot of the city. There isn't a ton in the direct area but it's 15 minutes to Whole Foods etc and about a 20 minute walk to Newbury Street. There is a lot within about a 10 minute walk which is great. <5 minute walk to school which was a HUGE deciding factor and I have no regrets.



# 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

**\$2,460**

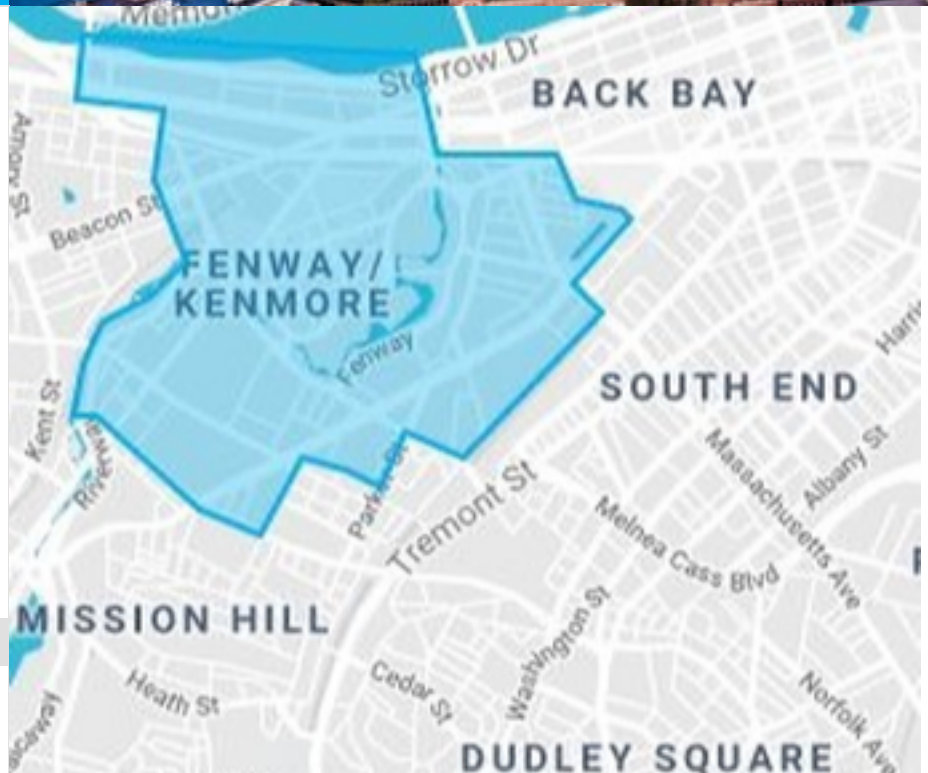
Studio

**\$2,895**

1 Bedroom

**\$6,475**

2 Bedroom



## WHAT RESIDENTS THINK ABOUT FENWAY/KENMORE



Review by **BUMC Student**

📍 88 BAY STATE

It is a wonderful location. Very close to transit and lots of food, shopping, etc nearby. The BU bus picks up nearby making it easy to get between campuses.



Review by **BUMC Student** 📍 580 COMMONWEALTH

Beautiful neighborhood, close to Fenway park and the esplanade, at the heart of the Charles River campus is full of amenities and activities.





# Dorchester

Boston's Largest Neighborhood

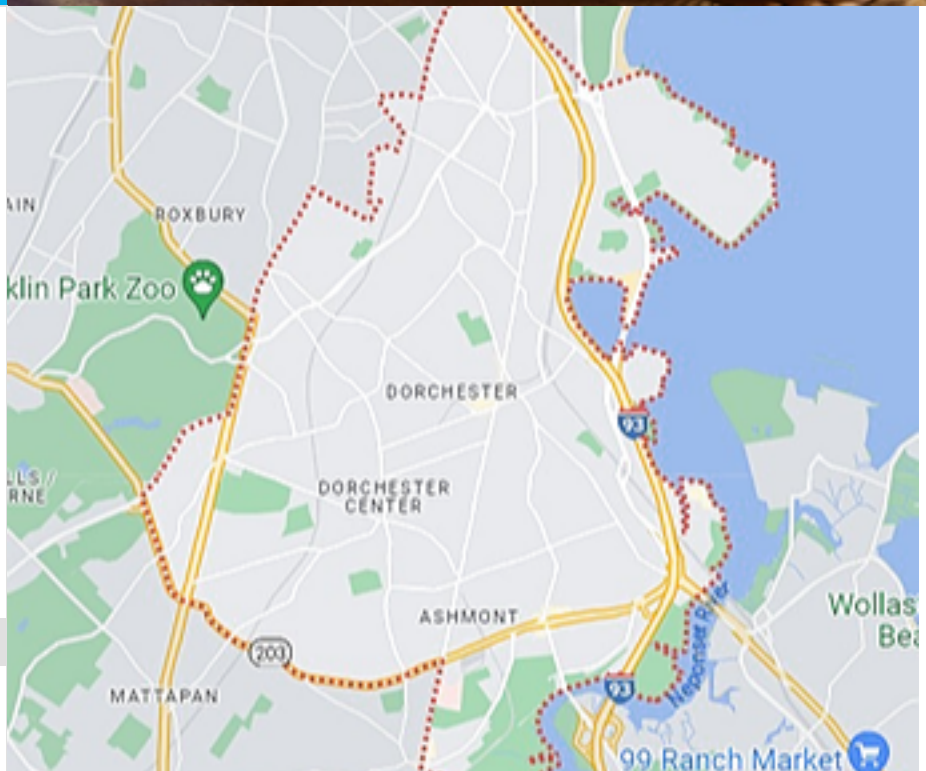
## ABOUT DORCHESTER

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**

📍 HARBOR POINT

Dorchester has a ton of great restaurants. It is safe.





# 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**

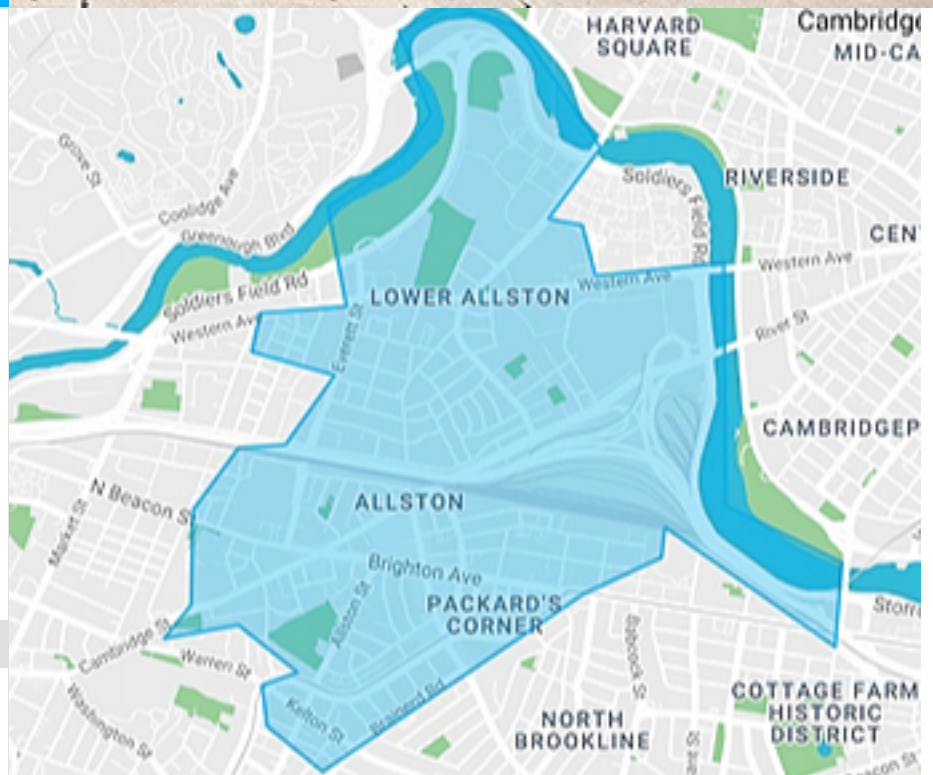
Studio

**\$1,950**

1 Bedroom

**\$2,265**

2 Bedroom



### WHAT RESIDENTS THINK ABOUT ALLSTON



Review by **BUMC Student**

📍 228 KELTON ST

Allston is a young neighborhood. I would say the thing I like best is the access to public transit and the proximity to Brookline.



Review by **BUMC Student** 📍 1350 COMMONWEALTH

I love living in Allston! There's a ton of excellent food options, the B line runs right through the neighborhood, and it's easy to commute to both CRC and Medical Campus thanks to transit and the BU shuttle.

# APARTMENT RATINGS

## KEY

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

- \$\$\$\$ \$3030+ per renter
- \$\$\$ \$2610- \$3029
- \$\$ \$2070- \$2609
- \$ < \$2070

\* 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
14 Buswell	Apt	8.9	\$				●●	●●●●	●●●●	●●●●	●●●●
228 Kelton St	Apt	6.0	\$		✓	✓	●●●	●	●●	●●●	●●
35 Howell St	Apt	8.0	\$\$				●●●	●●●	●●●●	●	●●
371 Commonwealth Avenue	Apt	6.2	\$\$				●●	●	●●●●	●●	●●
41-45 Chestnut Hill Ave	Apt	8.0	\$\$				●●	●●	●●	●●	●●
580 Commonwealth Avenue	Apt	7.8	\$	✓			●●	●●	●●●	●●	●●
745 East 6th St	Apt	9.0	\$\$\$		✓		●●●●	●●	●●●●	●●	●●●●
7Ink	Apt	8.0	\$\$\$				●●●	●●●	●●	●●●●	●●●
829-833 Beacon Street	Apt	8.5	\$				●●●	●	●●●●	●●●	●●●●
AVA Somerville	Apt	8.0	\$\$\$			✓	●●	●●●●	●	●●●●	●●●●
Allele	Condo	9.0	\$\$\$				●●●●	●	●●●●	●●●●	●●●●
Arcadia at Rivers Edge	Apt	8.8	\$\$\$			✓	●●	●●●	●●	●●	●●●
Babcock Street Apartments	Apt	6.0	\$\$				●●	●	●	●	●●
Baker Chocolate Factory Apartments	Apt	8.0	\$				●●	●●	●●●	●	●●
Gardner Street Apartments	Apt	7.7	\$				●●●	●●	●●	●●●	●●
Girard	Apt	8.4	\$\$\$\$				●●●●	●●●●	●●	●●	●●●●
Harbor Point on the Bay Apartments	Apt	8.2	\$\$	✓			●●	●●●	●●●	●●●●	●●
Ink Block	Apt	9.0	\$\$\$\$				●●	●●●	●●	●●	●●●
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 Court	Apt	8.5	\$\$\$				●●●●	●●	●	●●	●●
James and Harrison Court Apartments	Apt	7.2	\$\$\$\$	✓	✓	✓	●●	●●	●	●●	●●
Langham Court	Apt	8.5	\$\$				●●	●●	●●●●	●●	●●●
Lantera at Boston Landing	Apt	9.2	\$\$\$\$				●●●	●●●●	●●●●	●●●●	●●●
Medical Student Residence	Apt	7.8	\$	✓			●●	●●	●●●	●●●	●●
MetroMark	Apt	8.0	\$\$				●●	●●●	●●	●●●●	●●
Parmelee Court Homes	Apt	7.0	\$				●●	●●●	●●●	●●●●	●●
Residences at Malden Station	Apt	7.0	\$\$\$				●●●●	●●	●●●●	●●●●	●●●●
Ridgecrest Village	Apt	7.0	\$			✓	●●●●	●●	●●●	●	●●●
TROY Boston	Apt	9.1	\$\$\$				●●●	●●●●	●	●●	●●●●
The Andi	Apt	7.7	\$\$\$				●●	●●●●	●●●	●●●	●●
The Baldwin	Apt	8.0	\$\$\$				●●●●	●●●	●●	●●●	●●●
The Emery at Overlook Ridge	Apt	10.0	\$\$		✓		●●●●	●●●●	●●●●	●●●●	●●●●
The Harris	Apt	10.0	\$\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
The Kensington	Apt	9.6	\$\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
The Smith	Apt	9.6	\$\$\$\$	✓	✓		●●●●	●●●●	●●	●●●●	●●●
The Viridian	Apt	7.9	\$\$\$\$				●●●	●●●	●●	●●●	●●
The Washingtons Apartments	Apt	9.0	\$\$				●●	●●	●●●	●	●●
Village Green at Littleton	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

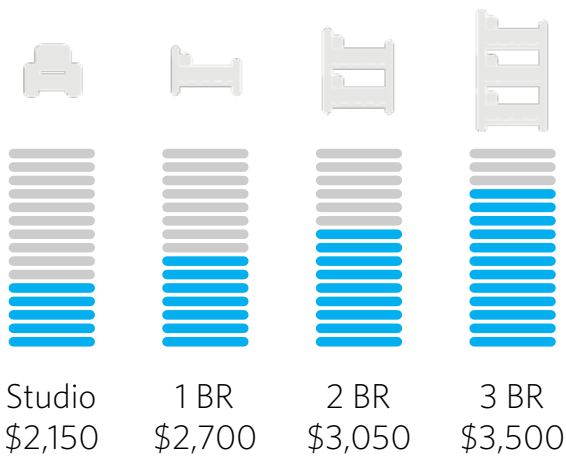
Buildings with the most BUMC students

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

What students typically look for:



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



## TOP 5

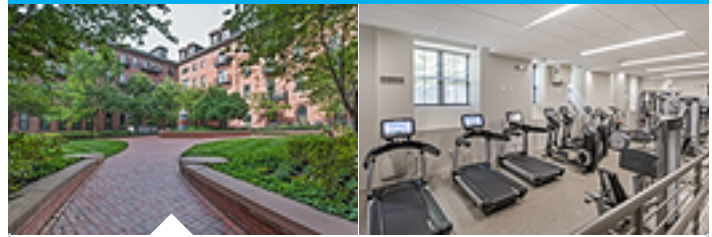
1 <sup>st</sup>	JAMES AND HARRISON COURT APARTMENTS	7+ PEOPLE
2 <sup>nd</sup>	580 COMMONWEALTH	5+ PEOPLE
3 <sup>rd</sup>	HARBOR POINT ON THE BAY APARTMENTS	4+ PEOPLE
4 <sup>th</sup>	LANGHAM COURT	3+ PEOPLE
5 <sup>th</sup>	TROY BOSTON	2+ PEOPLE

1<sup>st</sup>

JAMES AND HARRISON COURT APARTMENTS  
South End, 761 Harrison Ave

\$\$\$

7+ PEOPLE



Review by *BU Dental Med Student*

"Great location. Close to the school, expensive but gives the chance to explore the nice part of the city. EXTREMELY CONVENIENT."

2<sup>nd</sup>

580 COMMONWEALTH AVENUE  
Fenway/Kenmore, 580 Commonwealth

\$

5+ PEOPLE



Review by *BU Public Health Student*

"The graduate student on campus apartments aren't anything fancy aesthetically, but they do have everything I need. Housing services generally fix issues quickly, and the keycard requirement and on campus location helps me feel safe. Utilities are included in rent, and I can use BU's free WiFi. The BU shuttle and green line are also close by, which is great for transport but bad for noise pollution. It's overall a great value for the price in Boston."

3<sup>rd</sup>

HARBOR POINT ON THE BAY APARTMENTS  
Dorchester, 24 Oyster Bay Rd

\$\$

4+ PEOPLE



Review by *BU Dental Med Student*

"So far so good! If we have any issues with the apartment they answer quick and solve the situation right away. It is beautiful in front of the Bay. Apartments are a little bit old though!"



# HIGHEST RATED

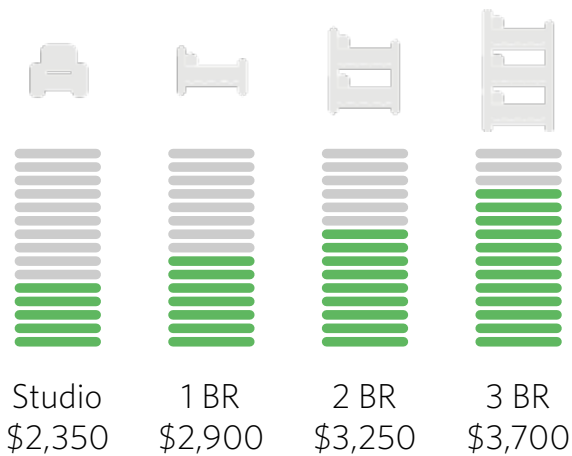
Buildings with the best overall ratings

[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 EMERY AT OVERLOOK RIDGE	10.0 OVERALL RATING
2 <sup>nd</sup>		THE HARRIS	9.9 OVERALL RATING
3 <sup>rd</sup>		THE KENSINGTON	9.7 OVERALL RATING
4 <sup>th</sup>		THE SMITH	9.6 OVERALL RATING
5 <sup>th</sup>		LANTERA AT BOSTON LANDING	9.2 OVERALL RATING

1<sup>st</sup>

THE EMERY AT OVERLOOK RIDGE  
Malden, 21 Quarry Ln

\$\$

10.0  
OVERALL  
RATING



Review by *BU Dental Med Student*

"Excellent social area, so familiar and good schools"

2<sup>nd</sup>

THE HARRIS

South End, 390 Harrison Ave

\$\$\$\$

9.9  
OVERALL  
RATING



Review by *BU Grad Medical Sciences Student*

"The Harris is a great building, with plentiful amenities and clean facilities. Everyone who works there has been helpful and friendly, especially the front desk staff. The unit was extremely clean when I moved in, and they were great in helping facilitate the move-in process. They have quickly resolved the few small maintenance issues that have come up and go above and beyond to help the residents when needed."

As a bonus, they also promptly deliver packages (if you opt in), and I've never had a package lost like at some other large buildings."

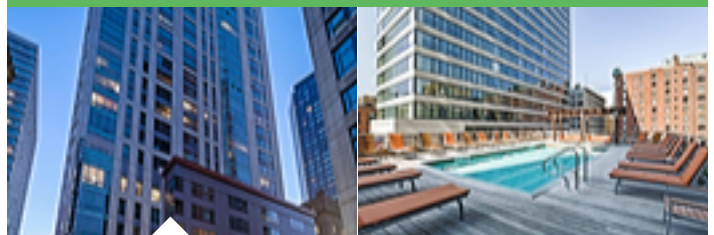
3<sup>rd</sup>

THE KENSINGTON

Theatre District

\$\$\$\$

9.7  
OVERALL  
RATING



Review by *BU Dental Med Student*

"very good. very safe and secure and there are many dental students there which is nice for community"

# BEST FOR AMENITIES

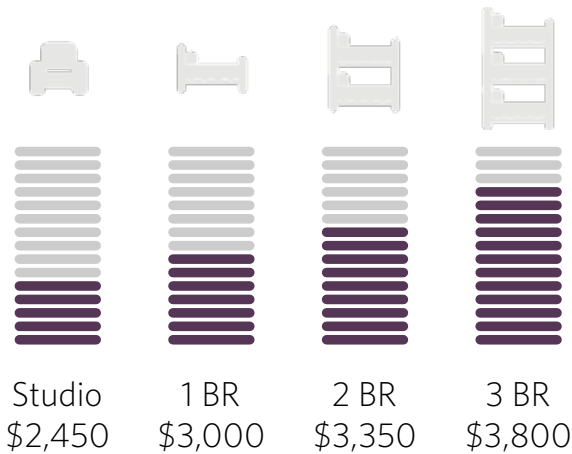
Highest-rated properties for amenities

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 EMERY AT OVERLOOK RIDGE	10.0 AMENITY RATING
2 <sup>nd</sup>		THE HARRIS	9.9 AMENITY RATING
3 <sup>rd</sup>		THE SMITH	9.8 AMENITY RATING
4 <sup>th</sup>		AVA SOMERVILLE	9.1 AMENITY RATING
5 <sup>th</sup>		TROY BOSTON	9.0 AMENITY RATING

1<sup>st</sup>

THE EMERY AT OVERLOOK RIDGE  
Malden, 21 Quarry Ln

\$\$

10.0  
AMENITY  
RATING



Review by *BU Dental Med Student*

"Excellent social area, so familiar and good schools"

2<sup>nd</sup>

THE HARRIS

South End, 390 Harrison Ave

\$\$\$\$

9.9  
AMENITY  
RATING



Review by *BU Grad Medical Sciences Student*

"The Harris is a great building, with plentiful amenities and clean facilities. Everyone who works there has been helpful and friendly, especially the front desk staff. The unit was extremely clean when I moved in, and they were great in helping facilitate the move-in process. They have quickly resolved the few small maintenance issues that have come up and go above and beyond to help the residents when needed.

As a bonus, they also promptly deliver packages (if you opt in), and I've never had a package lost like at some other large buildings."

3<sup>rd</sup>

THE SMITH

South End, 89 E Dedham St

\$\$\$\$

9.8  
AMENITY  
RATING



Review by *BU SOM Student*

"Great management and doormen, facilities, gym, study space."

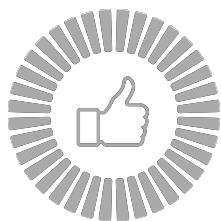


# BEST FOR VALUE

Highest-rated properties for value

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

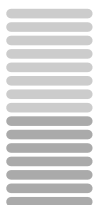
What top value properties typically offer:



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



Studio  
\$1,950



1 BR  
\$2,500








2 BR  
\$2,850



3 BR  
\$3,300

## TOP 5

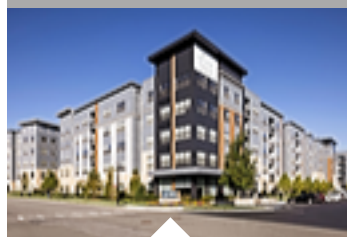
1 <sup>st</sup>		THE EMERY AT OVERLOOK RIDGE	10.0 VALUE RATING
2 <sup>nd</sup>		LANGHAM COURT	9.8 VALUE RATING
3 <sup>rd</sup>		745 EAST 6TH ST	9.7 VALUE RATING
4 <sup>th</sup>		WINDSOR AT OAK GROVE	9.1 VALUE RATING
5 <sup>th</sup>		14 BUSWELL	9.0 VALUE RATING

1<sup>st</sup>

THE EMERY AT OVERLOOK RIDGE  
Malden, 21 Quarry Ln

\$\$

10.0  
VALUE  
RATING



Review by *BU Dental Med Student*

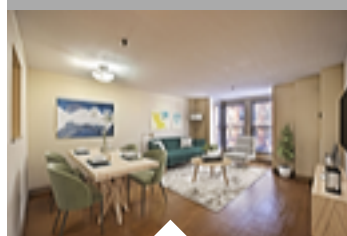
"Excellent social area, so familiar and good schools"

2<sup>nd</sup>

LANGHAM COURT  
South End, 26 Worcester St

\$\$

9.8  
VALUE  
RATING



Review by *BU SOM Student*

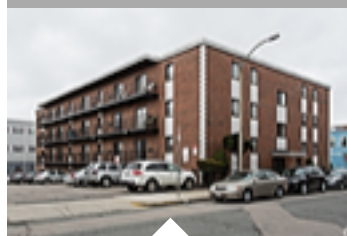
"The facilities staff is very responsive in addressing issues that arise. There is an online portal where you can submit maintenance requests. You can pay your rent on this portal as well so the process is streamlined. Overall a quiet building, mostly students and retired people. There are cameras and a security system so I have always felt safe. The one criticism is that they turn the AC on/off based on MA law and in the last few years it has gotten very warm before the AC came on and was turned off while it was still warm out."

3<sup>rd</sup>

745 EAST 6TH ST  
South Boston, 745 E 6th St

\$\$

9.7  
VALUE  
RATING



Review by *BU SOM Student*

"My experience at this complex has been great. All of the units are renovated, and some come with a balcony (for a higher listing price). I was able to negotiate my balcony apartment price to the same price as others without a balcony! Do not hesitate to negotiate rent or parking prices here. The location is only 1 bus ride away from the medical campus and is in a very safe and quiet area right near the beach in South Boston."

# 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-	AvalonBay
A+	Bozzuto Management
B	Cardinal Group Management
A+	Chestnut Hill Realty
A	Corcoran Jennison Management Co.
B-	Cushman & Wakefield
A+	Equity Residential
A-	Fairfield Properties
A+	Fulton Properties
A-	Greystar
C	JAG
B	National Development
A-	The Hamilton Company
A+	Windsor Communities
A-	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

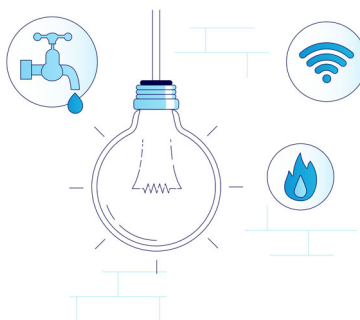


Equivalent to:

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.

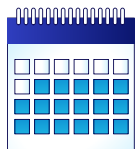


#### EVICTION

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

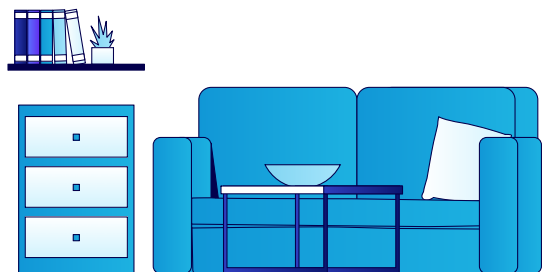
- › U.S. rent is typically paid monthly, and sometimes landlords will ask for the first and last month's rent upfront.



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!**