

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

PENN MEDICINE

HOUSING GUIDE

— 2020 —

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

VeryApt

Intelligent Apartment Search

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APARTMENT RATINGS

Top apartments, based on the feedback of Penn Med students

- 16 Most Popular
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LANDLORDS

Ratings for landlords and management companies

GETTING THE MOST OUT OF THE GUIDE



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



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



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



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

ABOUT THE DATA IN THIS GUIDE

All of the data in this guide are based on feedback from real renters in Philadelphia. 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 Penn Med students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

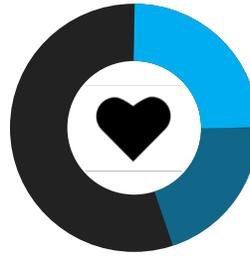
DISCLAIMER: The reviews and ratings presented throughout the guide and the VeryApt website do not reflect the opinions, position, or endorsement of VeryApt. The responses and reviews presented are solely those of the survey respondents. VeryApt assumes no responsibility for readers' or users' interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt as to the quality, safety, or other features of a property. We encourage you to check all available sources of information about properties prior to renting.

Where Penn Med students live



- 30%** Graduate Hospital
- 20%** Fitler Square
- 15%** Spruce Hill
- 15%** Rittenhouse Square
- 20%** Other

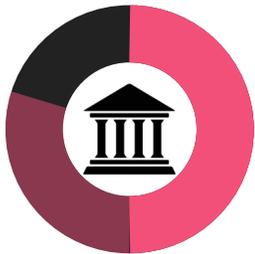
Who Penn Med students live with



- 25%** Alone
- 20%** Spouse/partner
- 55%** Roommate (excluding spouse/partner)

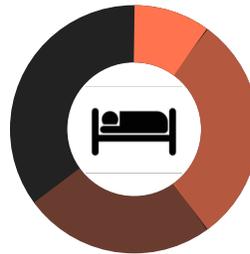
13% of Penn Med students live with pets

What type of properties Penn Med students live in



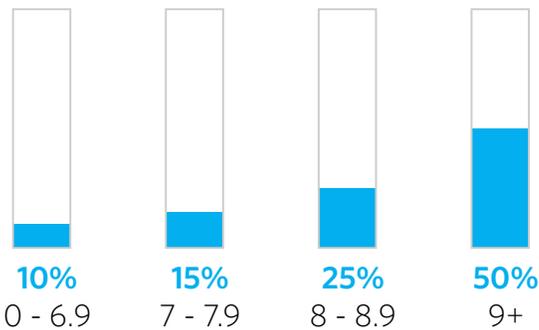
- 50%** Small property (2-9 units)
- 30%** Large property (50+ units)
- 20%** Mid-size property (20-49 units)

What size residences Penn Med students live in



- 10%** Studios
- 30%** One bedrooms
- 25%** Two bedrooms
- 35%** Three or more bedrooms

Distribution of property ratings



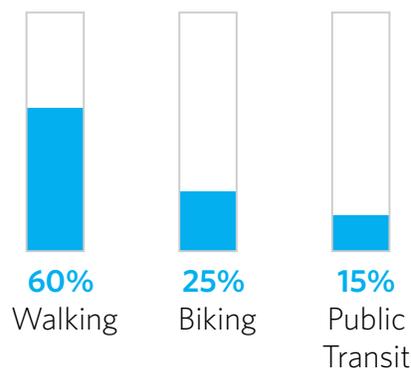
Average rent by apartment size



Rent versus own



Commute methods



Start your apartment search today!



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



Call/Text us at (215) 234-1719 and get connected directly with a concierge that will guide you through the rental process.

Julia Rizio

VP Operations, Philadelphia
juliar@veryapt.com



1



Use our personalized search

VeryApt's apartment search algorithm makes finding the perfect apartment seamless and easy. Want to live in a building with a fitness center, located in a happening neighborhood, which is a 20-minute bike ride from your office? No problem! VeryApt's personalized search will sift through thousands of available rentals to find you that perfect place to call home.

60-90 days
before move-in-date

2



Read renter reviews and our neighborhood guides

Narrow your search by reading apartment reviews from real renters and exploring our neighborhood guides. Take a look at our curated "Signature Spots" to get a feel for your next apartment and its surrounding neighborhood.

3



Connect with the VeryApt Concierge Team

Submit inquiries for your favorite apartments, and you'll quickly get connected with VeryApt's concierge team. They'll send you exact availability, answer your questions, and even make additional recommendations. Once you have a short-list, we'll take care of scheduling your tour and providing transportation from first stop to last!

45-60 days
before move-in-date

30-45 days
before move-in-date

4



Sign your lease

Once you've found your perfect place, apply for your next apartment and sign your lease online, all with the guidance of your VeryApt concierge.

15-30 days
before move-in-date

5



Prepare to move

Your VeryApt concierge will make sure you're prepped for your move. We've researched everything, including renter's insurance, parking permits, movers, furniture rentals, and more!

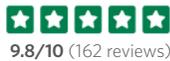
VeryApt makes finding the perfect apartment a breeze. Best of all, it's always free for the renter!

Renters LOVE VeryApt

Real testimonials from our users



VeryApt is ranked #1 for customer service in the real estate category on TrustPilot



Best. Thing. Ever.

Honestly, if there were 6 stars, I would have rated VeryApt 6 stars. I cannot express how easy VeryApt made the apartment hunting process for me. The level of service that VeryApt provides is excellent. The website provides a wealth of information and the tools that you can use to help narrow down your search were fantastic. Additionally, you get to speak with someone that helps you narrow it down even further, then sets up your viewings and accompanies you as you see the apartments. It is very helpful to have someone with you that is knowledgeable about the renting process because he or she knows what questions to ask on your behalf. If I ever move again, I will definitely use VeryApt and will absolutely recommend it to anyone looking for an apartment.

- JEREMY T.

I recommend this website 100%

The attention that was given was always on point. They answered all of my doubts at any hour, even if it was very late, and always treated me as a friend, in a very professional way. My agent even showed me apartments via Facetime when I couldn't be there in person to take a look. Also they respected me and made it easy for my first experience moving out of my house! I will always be thankful.

- MICHELLE G.

Excellent Service!

They made my apartment search very easy. One website with every apartment. I selected the places I was interested in and they scheduled all my walkthroughs. They made it very easy.

- MATTHEW A.

The most user-friendly application

The most user-friendly application and also the most personable team behind the product. I had very specific requirements and Rebecca was able to help me find something that accommodated my needs in record time.

- LUIS P.

Excellent experience from start to finish

Upon first contact, Julia talked me through all the basic requirements I had for a place, and put together a list of places that were a great fit based on my preferences. Julia (and VeryApt as a whole) were extremely flexible based on my schedule restrictions and change in preferences, and planned out all the tours so all I had to do was show up and focus on my future home. Julia helped immensely in answering (and asking) pertinent questions during each tour, and kept tabs on me throughout the whole process. Even after I submitted my application, VeryApt checked in with me to make sure I was ok (and also provided a handy moving guide). Would definitely use again!

- JEFF H.

Let us help you find an apartment!



VISIT

[VERYAPT.COM](https://www.veryapt.com)

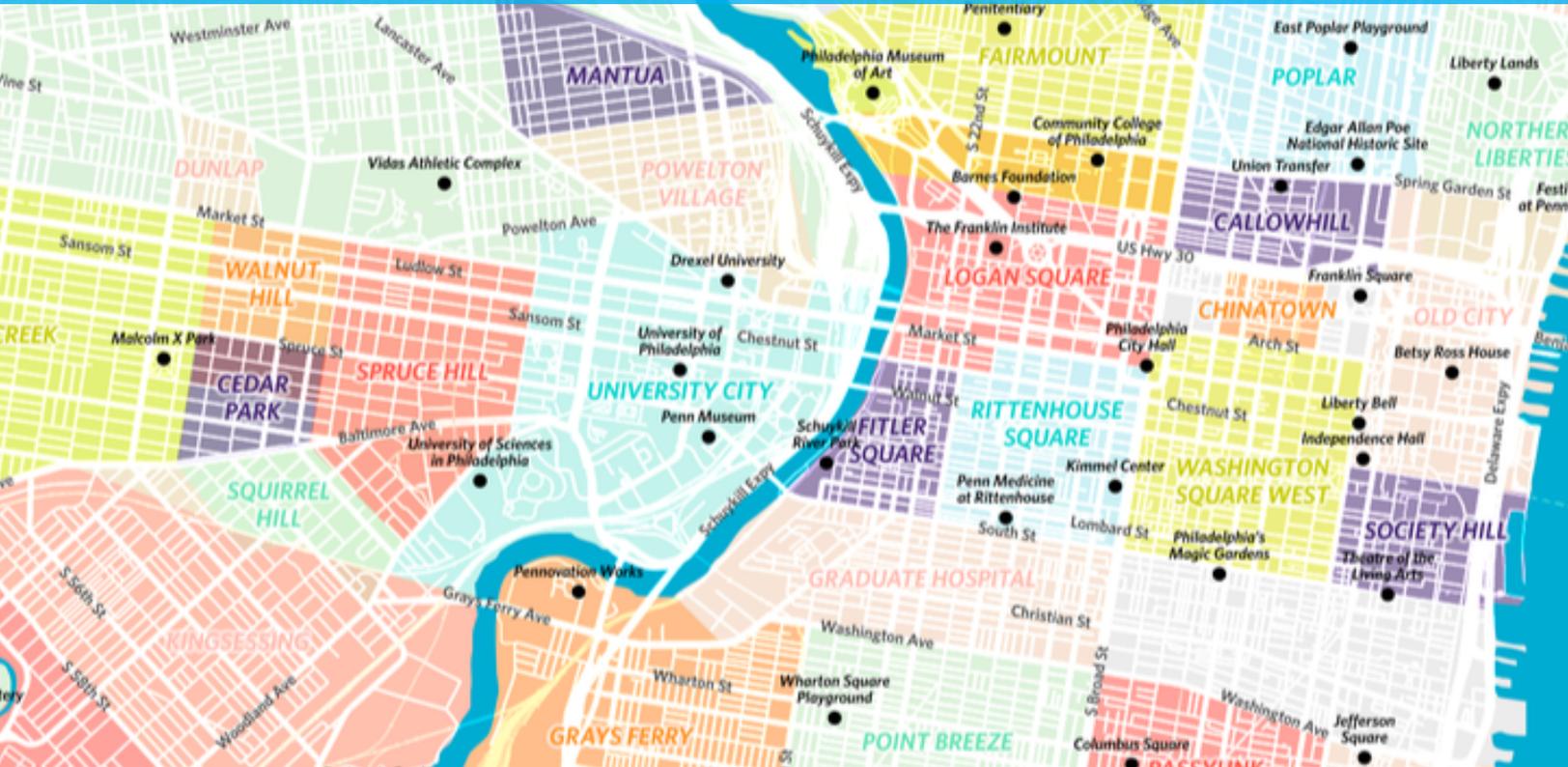


CALL/TEXT YOUR CONCIERGE TEAM

(215) 234-1719

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Penn Med students



1 Graduate Hospital

 30% of Penn Med students

An up and coming neighborhood, Graduate Hospital is a mix of established institutions and trendy newcomers. South Street continues to attract the most action, accumulating restaurants and bars that add to this neighborhood's cool vibe.

3 Spruce Hill

 15% of Penn Med students

Spruce Hill is a quiet neighborhood in West Philadelphia that is somewhat popular for Penn students because it's affordable and close to campus. You won't find many high-rises here; instead, it mainly consists of rowhomes.

2 Fitter Square

 20% of Penn Med students

Fitter square is part of a larger area more commonly referred to as 'Schuylkill' that's also comprised of Devil's Pocket and Grays Ferry. Renters rave about this area for the nearby parks and fantastic restaurants.

4 Rittenhouse Square

 15% of Penn Med students

Rittenhouse Square is located in Center City and is home to some of the city's best restaurants, shopping, and nightlife. The neighborhood has luxury high-rises with beautiful views of the the park and has quick access to popular transit.

Other Neighborhoods

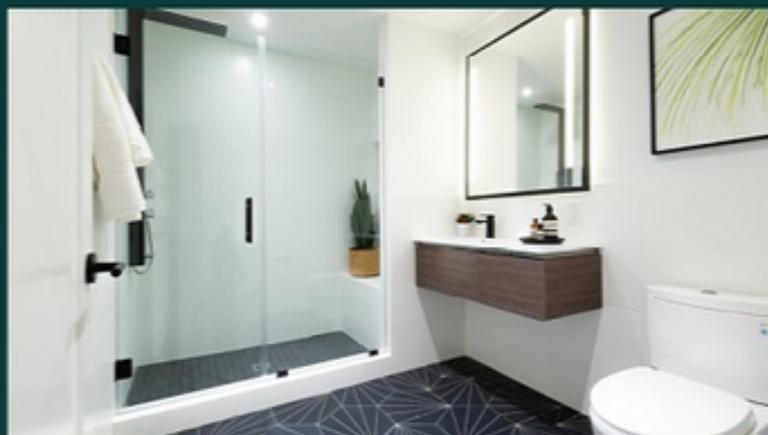
 less than 5% each

- 5 University City**
- 6 Powelton Village**
- 8 Logan Square**
- 9 Squirrel Hill**

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780 S 52nd Street, Philadelphia, PA 19143 ... just off of Baltimore Avenue!

Graduate Hospital

Revitalized Neighborhood That's Quickly Becoming a Hotspot

ABOUT GRADUATE HOSPITAL

Single family homes populate Graduate Hospital and the neighborhood is seen as a mix of established institutions and trendy newcomers. South Street continues to attract the most action, accumulating restaurants and bars that add to the cool vibe.

Philly's Best Kept Secret

Affordable

Very Walkable

Nice People

Lots of Families



MEDIAN RENTS IN GRADUATE HOSPITAL

\$1,350

Studio

\$1,800

1 Bedroom

\$2,950

2 Bedroom

WHAT RESIDENTS THINK ABOUT GRADUATE HOSPITAL



Review by [Penn Med Student](#)

📍 1926 BAINBRIDGE

Graduate hospital is situated nicely between Penn's campus and Center City. One downside is the lack of affordable grocery store options in the immediate area, but there are several good options within a mile of the neighborhood. The neighborhood is very residential and feels safe, but for active nightlife and restaurants you need to walk to Center City.



Review by [Penn Med Student](#)

📍 2001 CARPENTER

Highly residential area full of row homes. Generally friendly neighbors and quiet, but walking distance to great restaurants and entertainment in center city. Easy commute to Penn, business district in center city, and to public transit. Parking is at a premium, but a car is not a necessity.



Fidler Square

Quaint Neighborhood Full of Philadelphia Charm

ABOUT FITLER SQUARE

Situated right along the Schuylkill River, Fidler Square is a quaint neighborhood full of Philadelphia charm. It's part of a larger area more commonly referred to as 'Schuylkill' that's also comprised of Devil's Pocket and Grays Ferry. Renters rave about this area for the nearby parks and fantastic restaurants.

Great Parks

Walkable

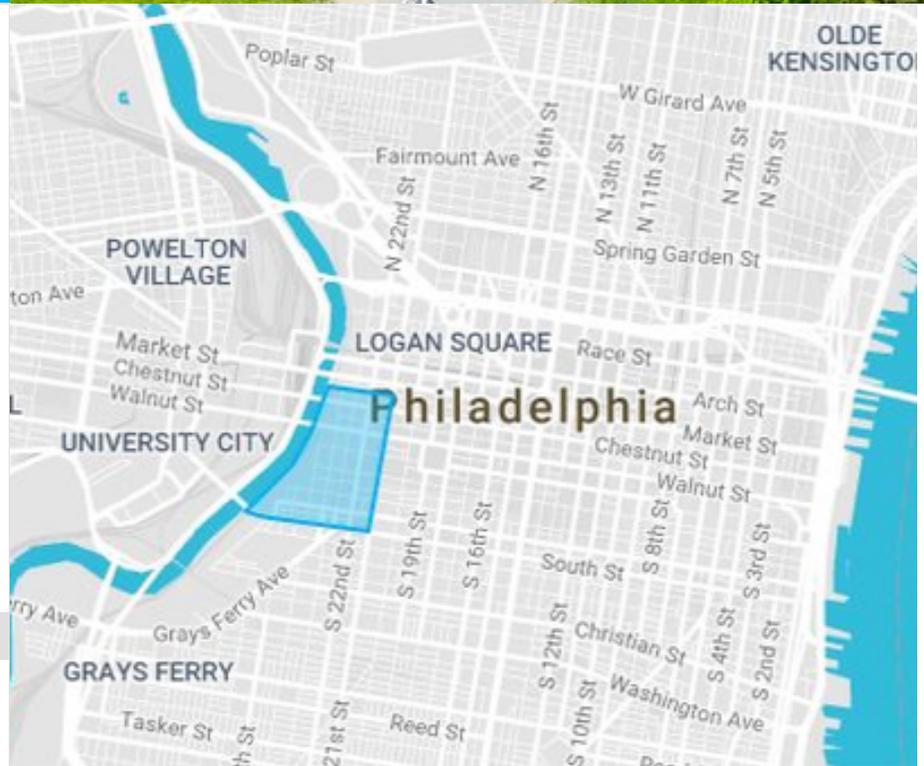
Quaint

Trader Joe's

Prime Location

Public Transit

Very Safe



MEDIAN RENTS IN FITLER SQUARE

\$1,750

Studio

\$2,200

1 Bedroom

\$3,050

2 Bedroom

WHAT RESIDENTS THINK ABOUT FITLER SQUARE



Review by [Penn Med Student](#)

📍 2206 WALNUT

This neighborhood, which borders Rittenhouse, is full of wonderful places to eat and drink, and is very close to the Schuylkill river trail, which is great for walking, biking, and running. There are plenty of buses that serve this area, and the demographic is young and social.



Review by [Penn Med Student](#)

📍 2116 CHESTNUT

Great area - Shake Shack, Village Whiskey, Melograno, Rione, and Tinto all about one block away. Also very close to Tria, Irish Pub, Vernick, Res Ipsa, and Rittenhouse Square.



Spruce Hill

Residential neighborhood near campus

ABOUT SPRUCE HILL

Spruce Hill is a West Philadelphia neighborhood situated next to University City. It tends to be more affordable than other surrounding neighborhoods and offers easy access to Penn's campus. In general, most students here live in rowhomes/smaller buildings.

Residential

Affordable Rent

Quaint



MEDIAN RENTS IN SPRUCE HILL

\$1,150

Studio

\$1,300

1 Bedroom

\$1,800

2 Bedroom

WHAT RESIDENTS THINK ABOUT SPRUCE HILL



Review by [Penn Med Student](#)

📍 425 S 46TH

Love the neighborhood! You're still in the city and conveniently located, but it feels removed from the noisier, densely populated parts of Philly. Great weekly farmer's market, local restaurants, and shops. Walkable to Penn, grocery stores, public transit, and other amenities. It's still city living, so you need to be take reasonable personal safety precautions, but overall feels safe.

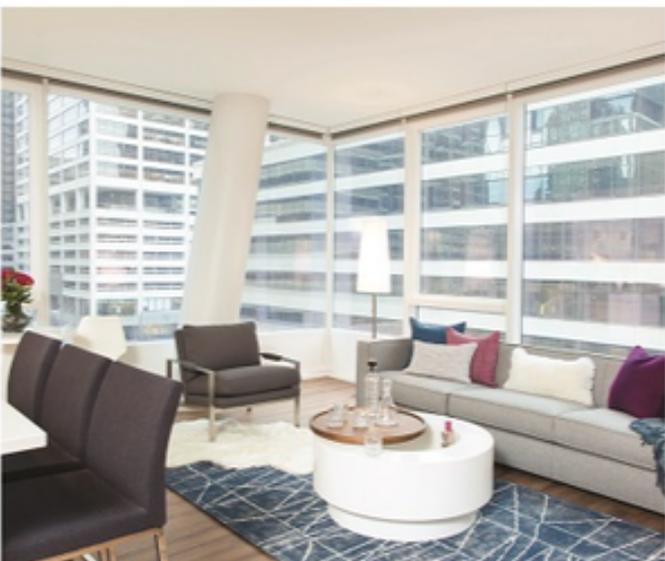


Review by [Penn Med Student](#)

📍 4414 LOCUST

I love Spruce Hill! I enjoy the quiet, neighborhood feel to the neighborhood, and I feel very safe walking around. The neighborhood is extremely family-friendly and pet-friendly, and it is very affordable. This area is definitely the most affordable option within walking distance of school. I like the proximity to Clark Park, and there are lots of great restaurants and coffee shops nearby.

LUXURY LIVING IN PHILADELPHIA



CONVENIENT CENTER CITY LOCATION - JUST STEPS AWAY FROM RESTAURANTS, SHOPPING, CULTURE & NIGHTLIFE

STUDIO, 1 & 2 BEDROOM APARTMENTS - FLEXIBLE LEASE TERMS
TECH BAR W/ IMACS AND TOUCHSCREEN PCS, WI-FI AND PRINTER
PRIVATE WORK POD WITH TV AND MEETING ROOM

 **1919 MARKET**

Rittenhouse Square

Luxury Properties in the Heart of Center City

ABOUT RITTENHOUSE SQUARE

Rittenhouse Square is located in Center City and is home to some of the city's best restaurants, shopping, and nightlife. The neighborhood has luxury high-rises with beautiful views of the the park as well as quick access to transit.

Amazing Charm

Great Independent Restaurants

Central Location

Extremely Safe

Pricey

Great Public Transit Access

MEDIAN RENTS IN RITTENHOUSE SQUARE

\$1,530

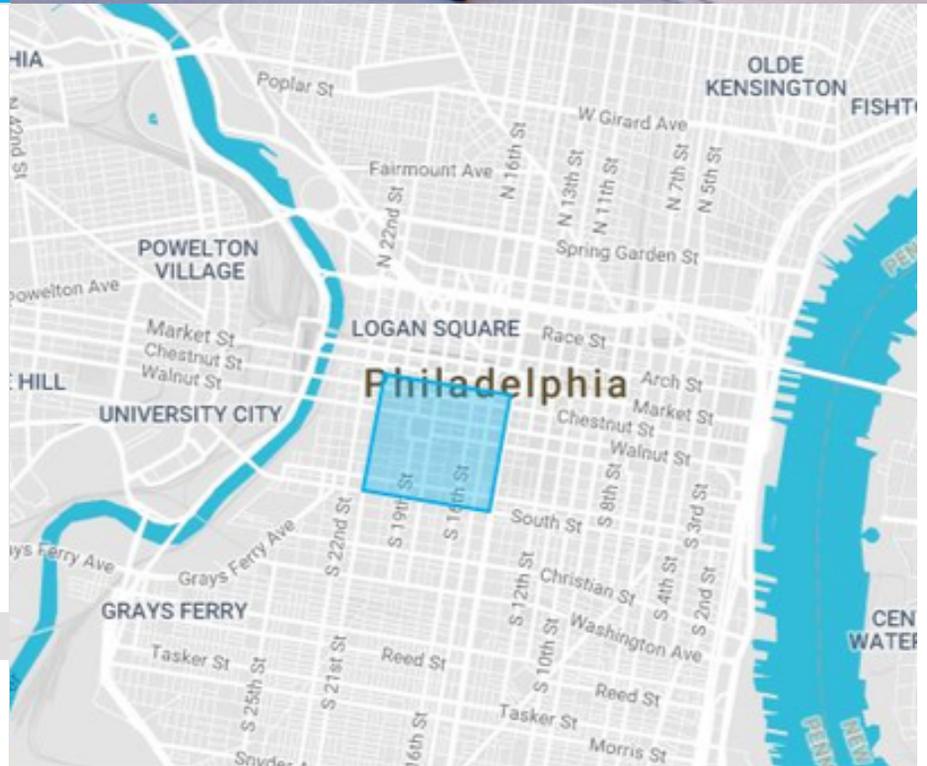
Studio

\$1,850

1 Bedroom

\$2,575

2 Bedroom



WHAT RESIDENTS THINK ABOUT RITTENHOUSE SQUARE



Review by [Penn Med Student](#) 📍 RITTENHOUSE SAVOY

Living in Rittenhouse Square you are right in the middle of everything. It's a 20-30 minute walk to Penn but also an easy bus ride on the 21/42 (two of the more reliable SEPTA lines). It can be a little noisy and crowded but it is also incredibly safe and one of the only parts of the city where I feel totally comfortable at any time of night. Likewise it is more commercial and just less "charming" than living in a neighborhood like Fitler Square.



Review by [Penn Med Student](#) 📍 DORCHESTER

This is the place to be if you want a charming bustling area ! It's close to everything - I commute to med school by bus or on foot . I appreciate having access to buses, trains, restaurants, salons, shops etc. I never have to take an uber to go out to dinner.

THE CHESTNUT

AT UNIVERSITY CITY

WELCOME HOME

Residences at The Chestnut feature elegant natural beauty enhanced with sophisticated design elements.

The warm color palette is a soothing complement to the building's parklike grounds. Here you can recenter, recharge, and experience true peace of mind in a tranquil setting with spectacular views.



FEATURES

- Floor-to-Ceiling Windows
- Open Kitchens with Islands
- Stainless GE Appliances
- Quartz Countertops
- Window Treatment Shades
- Wood Floors
- In-Unit Washer and Dryer
- Central Heating and Cooling

AMENITIES

- On-Site Retail
- Green Space
- Parking Garage
- Rooftop Pool
- Game Room
- Rooftop Space
- Co-Working Space
- Fitness Center
- 24/7 Concierge



3720 CHESTNUT STREET PHILA. PA 19104

THECHESTNUTCITY.COM | 267.710.3720 |  

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$2250+ per renter
 - \$\$\$ \$1980- \$2249
 - \$\$ \$1890- \$1979
 - \$ < \$1890

* 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
1213 Walnut	Apt	9.8	\$\$\$		✓		●●●	●●●	●●●●	●●●	●●●
1700 Chestnut	Apt	8.3	\$				●●●●	●●●●	●●●	●●●●	●●●
1919 Market	Apt	9.5	\$\$\$\$				●●●●	●●●●	●●	●●●●	●●●●
2116 Chestnut	Apt	8.3	\$\$\$\$		✓		●●	●●●	●●	●●●●	●●●
2400 Chestnut Apartments	Apt	8.5	\$	✓			●●●	●●	●●●	●●	●●●
2400 South	Apt	8.8	\$\$\$				●●	●●	●●	●●	●●●●
Arrive University City	Apt	9.0	\$\$\$				●●●	●●●	●●●	●●●	●●●
Domus	Apt	8.3	\$\$\$\$				●●●●	●●●●	●●	●●●	●●●●
Evo at Cira Centre South	Apt	8.3	\$\$\$				●●●	●●●●	●●	●●●●	●●●●
Locust Point	Condo	9.6	\$\$			✓	●●●●	●●●●	●●●●	●●●●	●●●●
Naval Square	Condo	9.7	\$\$	✓	✓		●●●●	●●●●	●●●●	●●●	●●●
Riverwest Condominiums	Condo	8.1	\$			✓	●●●	●●●	●●●●	●●●●	●●●
Royal Palm Court	Apt	6.8	\$				●	●●	●●●	●●	●●
The Dorchester	Condo	8.0	\$\$\$				●●	●●	●●	●●	●●●
The Left Bank	Apt	8.4	\$\$	✓			●●	●●	●	●●	●●●
The Rittenhouse Savoy	Condo	8.2	\$\$				●●●	●●	●●●●	●●●	●●●
Vue32	Apt	9.8	\$\$			✓	●●	●●●	●	●	●●
Westover Apartments	Apt	7.0	\$				●●	●●	●●●●	●	●●●

** Buildings with fewer than 3 reviews are not listed in this guide but reviews can be found online at VeryApt.com.

25 Brownstones in Rittenhouse and Fitler Square



AMENITIES

- 24 hour emergency maintenance
- Off-street parking
- Online resident portal system
- Pet friendly

FEATURES

- Granite counter-tops and stainless steel appliances
- Private decks, courtyards, patios and balconies
- In-unit washers and dryers
- Central air
- Gorgeous cabinets and stunning backsplashes
- Spacious floor plans
- Pristine hardwood floors
- Floor to ceiling windows

Studios start at \$1000 | 1 Bedrooms start at \$1400 | 2 Bedrooms start at \$1600
3 Bedrooms start at \$2100 | 4 Bedrooms start at \$3200



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“The Premier Property
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in Center City”

MOST POPULAR

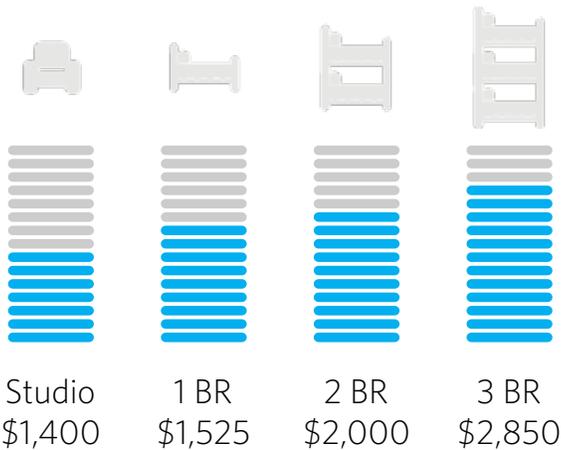
Buildings with the most Penn Med students

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

What students typically look for:



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

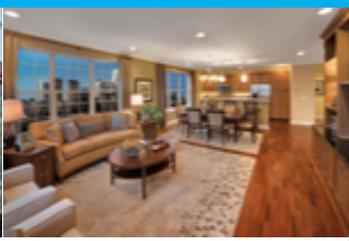


TOP 5

1 st	NAVAL SQUARE	30+ PEOPLE
2 nd	2400 CHESTNUT APARTMENTS	25+ PEOPLE
3 rd	THE LEFT BANK	20+ PEOPLE
4 th	1919 MARKET	15+ PEOPLE
5 th	THE RITTENHOUSE SAVOY	12+ PEOPLE

1st
NAVAL SQUARE
\$\$
30+ PEOPLE



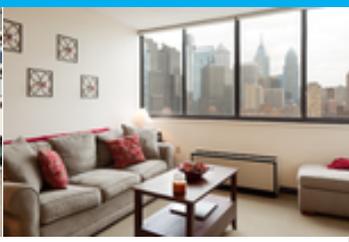


Review by Penn Med Student

"Excellent location for accessing both Penn Medicine hospitals or downtown. All the amenities you'd want (gym, pool, package concierge, security). Included parking (covered for some units) and available guest parking is extremely valuable and competitive with luxury high-rises that often charge \$200+ additional per month for parking. Community of young professionals with lots of kids and dogs."

2nd
2400 CHESTNUT APARTMENTS
\$
25+ PEOPLE



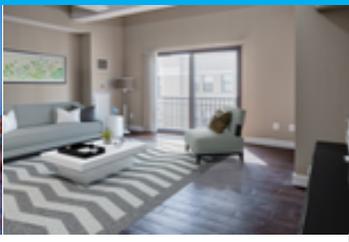


Review by Penn Med Student

"2400 Chestnut is a wonderful building with very responsive management, reasonable rent for which you get quite a few amenities, and a convenient location close to both the hospital and Center City."

3rd
THE LEFT BANK
\$\$
20+ PEOPLE





Review by Penn Med Student

"Large apartment, high ceilings, full amenities, rooftop deck, conference rooms, large gym, parking, close to school, center city, and train station, nice staff. overall great place."



THE
BEACON
18TH & WALNUT

1401 WALNUT

THE
HARPER
ON RITTENHOUSE

1512 WALNUT

1700
CHESTNUT

1600 CHESTNUT

LUXURY
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RITTENHOUSE!

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P·E·A·R·L
PROPERTIES

Studios to 3BR Apartment Homes

THE
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AT SEVENTEENTH

MODERN LUXURY. SIMPLIFIED.

**LANDMARK
LUXURY
APARTMENTS**

**Possibilities defined
by your location**

Our oversized apartment homes offer modern kitchens, 13-foot ceilings, a brand new social center, on-site parking and fitness center, and sweeping views of Center City.

In a prime location close to public transportation and the Philadelphia International Airport, so getting to work or a weekend away is simple.



COMMUNITY FEATURES

- ✔ Washer & Dryer in each Apartment Home
- ✔ Individually Controlled Heating and Air Conditioning
- ✔ 24-hour Emergency Maintenance
- ✔ Smoke-free Environments
- ✔ Pet-friendly Homes (restrictions may apply)
- ✔ Close to Major Employers and Convenient to Public Transportation
- ✔ Online Rental Payment and Maintenance Requests

Apartment Amenities: designer cabinets, wood flooring, stainless appliances, granite countertops, spacious closets, high ceilings and oversized window walls

Community Amenities: resident lounge with pool table and catering kitchen, resident library, complimentary fitness center, 24/7 lobby attendant and on-site garage parking

Learn more about the Packard Motor Car Building

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Philadelphia PA 19107

PACKARD-LIVING.COM

PROPERTY MANAGED BY

HIGHEST RATED

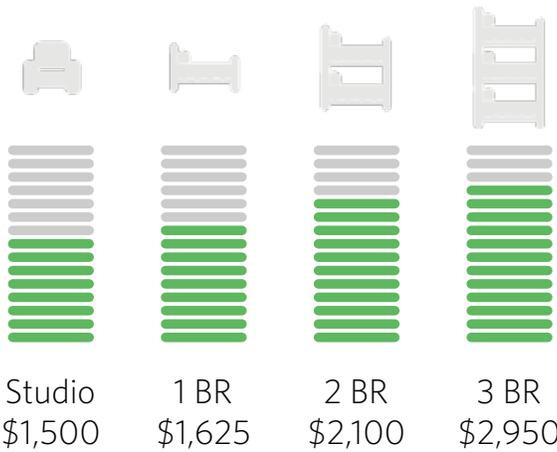
Buildings with the best overall ratings

[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 st	1213 WALNUT	9.8 OVERALL RATING
1 st	VUE32	9.8 OVERALL RATING
3 rd	NAVAL SQUARE	9.7 OVERALL RATING
4 th	LOCUST POINT	9.6 OVERALL RATING
5 th	1919 MARKET	9.5 OVERALL RATING

1st
\$\$\$\$
9.8
OVERALL RATING

1213 WALNUT

Midtown Village




Review by Jefferson Medical Student

"I love 1213 Walnut. The amenities are amazing and management is extremely involved and receptive. Whenever there is an issue, they take care of it. They have really thought of everything here and they work hard to make our experience better each day. They also do a lot of fun community happy hours and events! The building is also extremely pet friendly and a lot of tenants have dogs."

1st
\$\$
9.8
OVERALL RATING

VUE32

Powelton Village



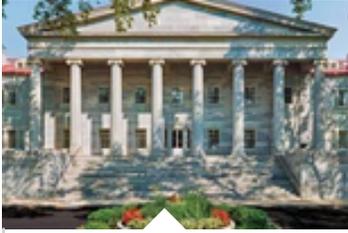

Review by Penn Law Student

"it's a brand new building and the management is very attentive! you usually get a discount as a first time renter (usually 1-2 months free rent). super clean and modern, no bug issues, pretty quiet. nice little gym. the rooftop is beautiful. sometimes I hear my neighbor because she plays loud music, but I have talked to her about it and generally noise isn't a problem"

3rd
\$\$
9.7
OVERALL RATING

NAVAL SQUARE

Devil's Pocket



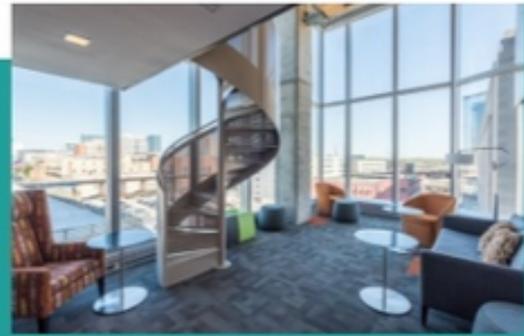

Review by Penn Med Student

"Inside the walls, very quiet and peaceful, like living in the suburbs in the middle of the city (this can feel odd/disjointed to some, I find it a feature). Different floorplans available to suit taste, including townhomes and more traditional condos. Main con: very poor sound proofing between floors (hear foot/pawsteps of upstairs neighbors) -- this would not be an issue on top floor units."

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Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



TOP 5

1 st	EVO AT CIRA CENTRE SOUTH	9.6 AMENITY RATING
2 nd	DOMUS	9.4 AMENITY RATING
3 rd	NAVAL SQUARE	9.3 AMENITY RATING
4 th	LOCUST POINT	9.2 AMENITY RATING
5 th	1700 CHESTNUT	9.1 AMENITY RATING

1st

EVO AT CIRA CENTRE SOUTH \$\$\$\$

9.6 AMENITY RATING

University City, 2930 Chestnut St



Review by Penn Medicine '16

"I live in evo with 2 roommates I was randomly matched with. The match process was thoughtful - I was put with a Penn Dental resident. Several things I love about it: bathroom connected to every bedroom, 12 minute walk to HUP, on-site gym and pool with free membership, large study lounge every fourth floor, package service, very responsive management."

2nd

DOMUS

\$\$\$\$ | 9.4 AMENITY RATING

University City



Review by Graduate Student

"Amazing amenities: 2 movie theaters, open pool with waterfall, 2 barbecue areas, 2 fireplaces at the open terrace, poker room, study rooms, pool table, GYM, free internet, room service, Starbucks cafe at the ground level. Spacious apartments, plenty of storage space, excellent building management and maintenance service. Parking garage for \$150 per month and they allow to park your motorcycle for free."

3rd

NAVAL SQUARE

\$\$ | 9.3 AMENITY RATING

Devil's Pocket



Review by Anonymous

"Outstanding gated community within walking distance of Center City but still separate enough to get some peace and quiet. The community amenities (which include a pool, gym, and being incredibly pet friendly) are outstanding. One of the best places in Philly to live in!"

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BEST FOR VALUE

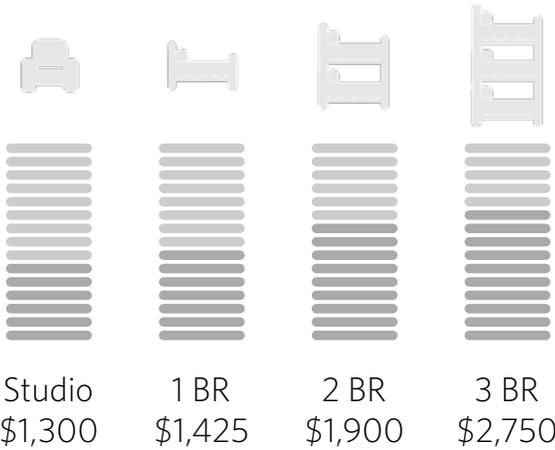
Highest-rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:



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



TOP 5

1 st	LOCUST POINT	9.4 VALUE RATING
2 nd	WESTOVER APARTMENTS	9.0 VALUE RATING
3 rd	RIVERWEST CONDOMINIUMS	8.9 VALUE RATING
4 th	THE RITTENHOUSE SAVOY	8.7 VALUE RATING
5 th	NAVAL SQUARE	8.6 VALUE RATING

1st

LOCUST POINT

Fitler Square

\$\$

9.4 VALUE RATING



Review by Anonymous

"It can be hard to find a unit here because it's all rent by owner, but it's a great place to live. Locust Point is close to campus, clean, and has spacious apartments, laundry in unit, and a gym in the building."

2nd

WESTOVER APARTMENTS

Cedar Park

\$

9.0 VALUE RATING



Review by Brian, Penn Med Student

"Overall: this apartment is a good price for what you get and has lots of closets and wood floors, but is lacking in amenities and natural light. LIVING ROOM: Large, good layout for furniture. Slightly strange paneling on walls that makes hanging pictures somewhat challenging, but adds visual interest. Large closet with light. BEDROOM: Small side of medium. Three windows. Medium-sized closet. Not much to say. KITCHEN: This is a very ugly but functional room. Small but good gas stove, full-size fridge, "mini" dishwasher. Two medium countertops and lots of cabinets. Room for a small table."

3rd

RIVERWEST CONDOMINIUMS

Fitler Square

\$

8.9 VALUE RATING



Review by Venus, Penn Medicine '15

"These are all individually owned condos so your experience may depend on your landlord and how willing they are to renovate. My apartment was clean with hardwood floors. Old appliances but all functional (no dishwasher or garbage disposal, but other units may have these). There's a "gym" on the second floor with a handful of treadmills and elliptical machines."

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BEST FOR PROPERTY SERVICE

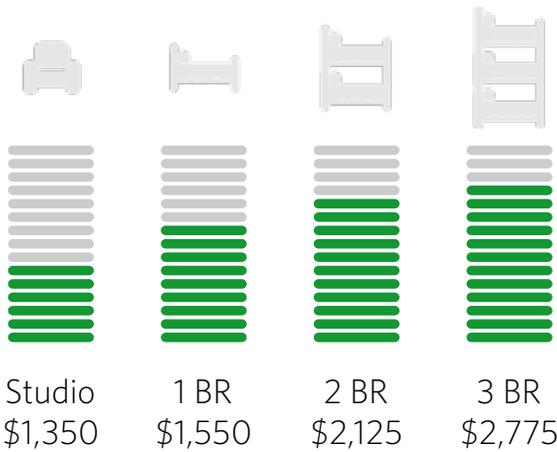
Properties with the highest management ratings

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

What well-managed properties typically offer:



- ✓ Responsive to maintenance requests
- ✓ Friendly and accommodating staff
- ✓ Proactive about building issues
- ✓ Seamless leasing process



TOP 5

1 st	1919 MARKET	9.3 SERVICE RATING
2 nd	NAVAL SQUARE	9.2 SERVICE RATING
3 rd	DOMUS	9.1 SERVICE RATING
4 th	1700 CHESTNUT	8.9 SERVICE RATING
5 th	LOCUST POINT	8.8 SERVICE RATING

1st
1919 MARKET
\$\$\$\$
9.3
SERVICE RATING

Review by Student

"1919 Market is a new, high-end building that is great to live in. Fantastic floorplans and finishes; everything works as it should; and responsive, friendly management. Quiet building, don't hear the neighbors around you. Expansive common area, rooftop, gym, and pool that facilitate meeting neighbors and social gatherings amongst friends."

2nd
NAVAL SQUARE
\$\$
9.2
SERVICE RATING

Review by Penn Med Student

"I've had a great experience. I live in one of the 2 unit condos, on the top floor unit (3rd and 4th floors). Despite having to walk upstairs every day, the unit is SUPER spacious, with stainless steel appliances and a balcony with an amazing view of the city. The gated community is very safe (great for young kids!) and has tons of amenities (concierge for deliveries, gym, outdoor pool, and various outdoor/indoor common spaces for activities)."

3rd
DOMUS
\$\$\$\$
9.1
SERVICE RATING

Review by Penn Med Student

"As a medical student at Penn, the location is incomparable. 9 min walk to the medical campus, 10 min walk to Presby, 15 min walk to the VA, 5 min walk to undergraduate campus, and 4 min walk to MFL 34th street station. The apartment is incredibly nice and quiet, with granite countertops, steel appliances, wood floors, the works. I have floor to ceiling windows overlooking the adjacent street, though the view isn't amazing."

THE
LINK
UNIVERSITY CITY



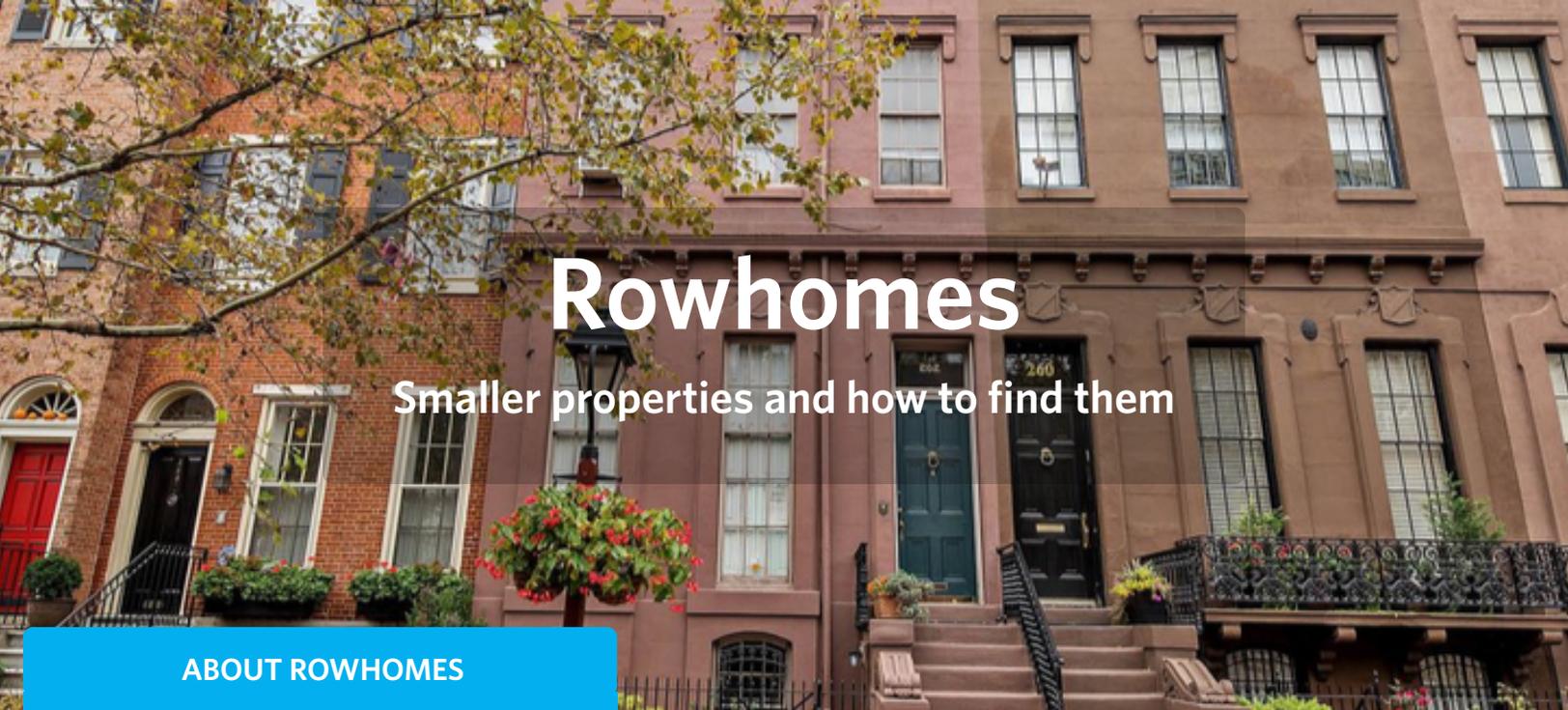
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Rowhomes

Smaller properties and how to find them

ABOUT ROWHOMES

Rowhomes 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 ROWHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A ROWHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a rowhome

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

Most Penn Med 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 rowhomes - 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 rowhomes 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.



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A+	Pearl Properties
A+	Trinity Property Consultants
A+	UDR

Landlord Grades

Grades were assigned to landlords by using a combination of management ratings and overall ratings for the properties they manage.

Understanding THE RENTING PROCESS

If this is your first time renting, here is a heads up on what the process is like:

Application process

You will be asked to **fill out an application** for an apartment. Likely this will include an **application fee (\$30-50)** and potentially a deposit (up to one month's rent). If you're an international student, you **may have to provide alternate information** - in the absence of a social security number, bank accounts, etc., often landlords will accept your visa documents and acceptance letter. Landlords will use your information to approve you based only on your credit history and income. In the event where there are issues, a landlord may grant the application on the condition that a guarantor cosigns the lease.

After you're approved

A landlord will often ask for a **security deposit** and **prepaid rent**. A landlord typically charges up to two months' rent as a security deposit and will ask for up to two months in prepaid rent. Anything beyond this is more than normal. At the end of your lease and after you **give proper notification that you are moving out** (typically 60-90 days), the **landlord has 30 days to return the security deposit at the end of the lease**. The landlord may not return the deposit in full if there are claimed damages to the property or other charges outstanding.

What to look out for

Check for additional charges or obligations that could cost you more than the listed price of a property. This could include move-in/move-out fees, renters insurance requirements, condo fees, common electrical fees, etc. Definitely ask about what previous electrical/utility bills have been to get a feel for any additional monthly costs there may be. Be sure to research the landlord and management company before placing any sort of deposit. If you have any specific questions, feel free to reach out to us at contact@veryapt.com.

FOR DETAILED REVIEWS AND PERSONALIZED RECOMMENDATIONS VISIT

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