

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

PENN LAW

HOUSING GUIDE — 2020 —

✓ HOUSING DATA

✓ NEIGHBORHOODS EXPLAINED

✓ APARTMENT RATINGS

✓ TOP PROPERTIES

✓ LANDLORD INFO

✓ RENTER RESOURCES

VeryApt

Intelligent Apartment Search

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Compiled from Penn Law student reviews

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Top apartments, based on the feedback of Penn Law students

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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

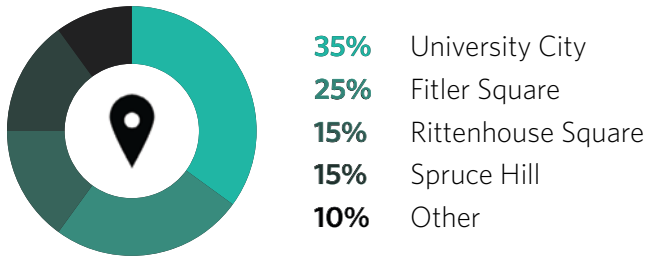


Safety

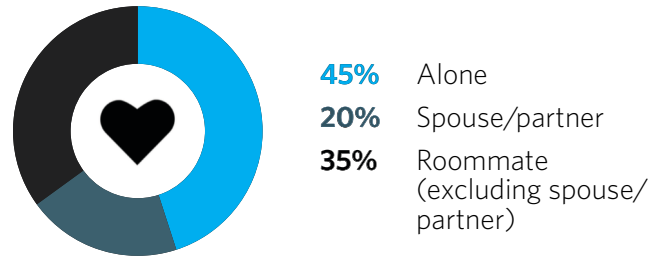
Based on their feedback, we compiled a list of the best apartment buildings for Penn Law students. If you are interested in additional data that is not in the guide or have a housing question, you can reach us at contact@veryapt.com.

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 Law students live

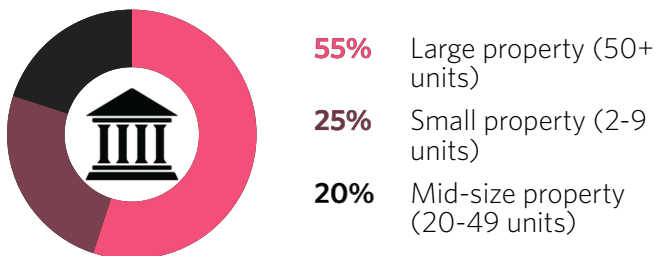


Who Penn Law students live with

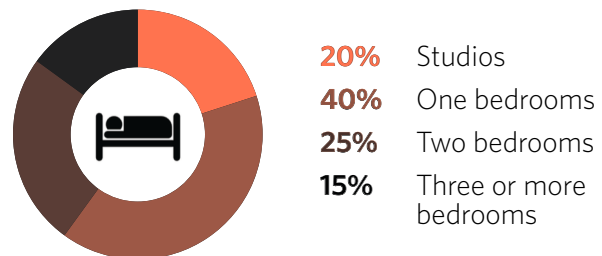


17% of Penn Law students live with pets

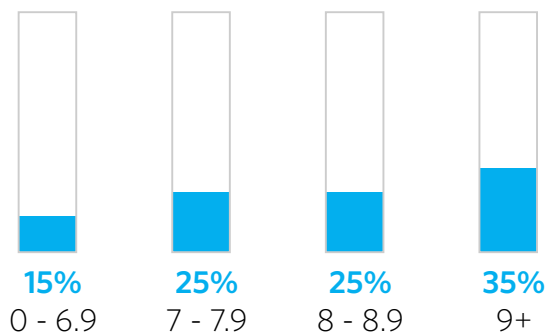
What type of properties Penn Law students live in



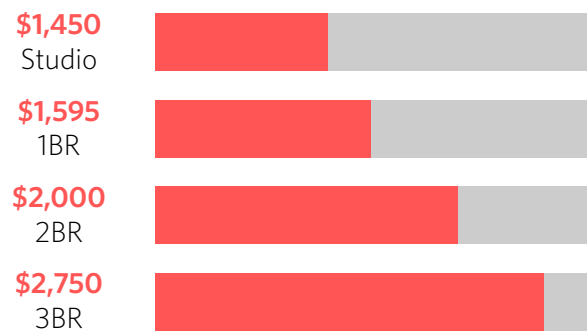
What size residences Penn Law students live in



Distribution of property ratings



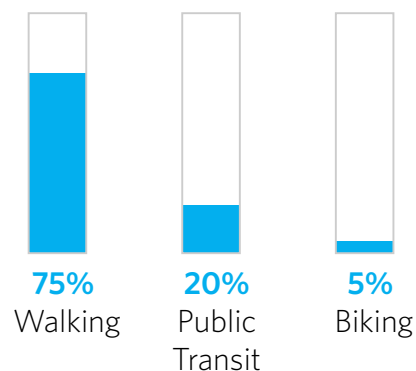
Average rent by apartment size



Rent versus own



Commute methods



NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Penn Law students



1 University City

35% of Penn Law students

University City combines the diversity of a college town with the energy of a large metropolitan area. With UPenn and Drexel being located here, this area tends to have lots of students which makes for a great college town atmosphere.

3 Rittenhouse Square

15% of Penn Law 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.

2 Fitter Square

25% of Penn Law 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 Spruce Hill

15% of Penn Law 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.

Other Neighborhoods

less than 5% each

5 Logan Square

6 Powelton Village

7 Graduate Hospital

8 Cedar Park

9 Fairmount

10 Washington Square West

University City

Universities Thrive in West Philadelphia

ABOUT UNIVERSITY CITY

Sitting west of the Schuylkill River, University City is the scholastic center of West Philadelphia. University City combines the diversity of a college town with the energy of a large metropolitan area. Public parks, farmers markets, restaurants, and theaters, this neighborhood has it all.

Cheaper than Center City

Lots of Students

Fresh Grocer

College Feel

Very Walkable

MEDIAN RENTS IN UNIVERSITY CITY

\$1,090

Studio

\$1,250

1 Bedroom

\$1,525

2 Bedroom



WHAT RESIDENTS THINK ABOUT UNIVERSITY CITY



Review by [Penn Law Student](#)

CHESTNUT HALL

I enjoy living in University City. It is perfect if you want to live in a low key area very close to school. Most people in the area are affiliated with Penn, so the community is generally pretty young and active. You are in walking distance from everything you might need. You do not need a car to get around. Even if you plan on spending a good deal of time in Center City, you can get there easily by rail or by Uber. I wouldn't have chosen to



Review by [Penn Law Student](#)

CHESTNUT HALL

Perfect for the 1L experience-- I love being close to law school and surrounded by other students. Living so close to all of Penn's resources, with great food/drink options around, is awesome. Plus it is very easy to get into Center City on SEPTA.



Fitler Square

Quaint Neighborhood Full of Philadelphia Charm

ABOUT FITLER SQUARE

Situated right along the Schuylkill River, Fitler 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

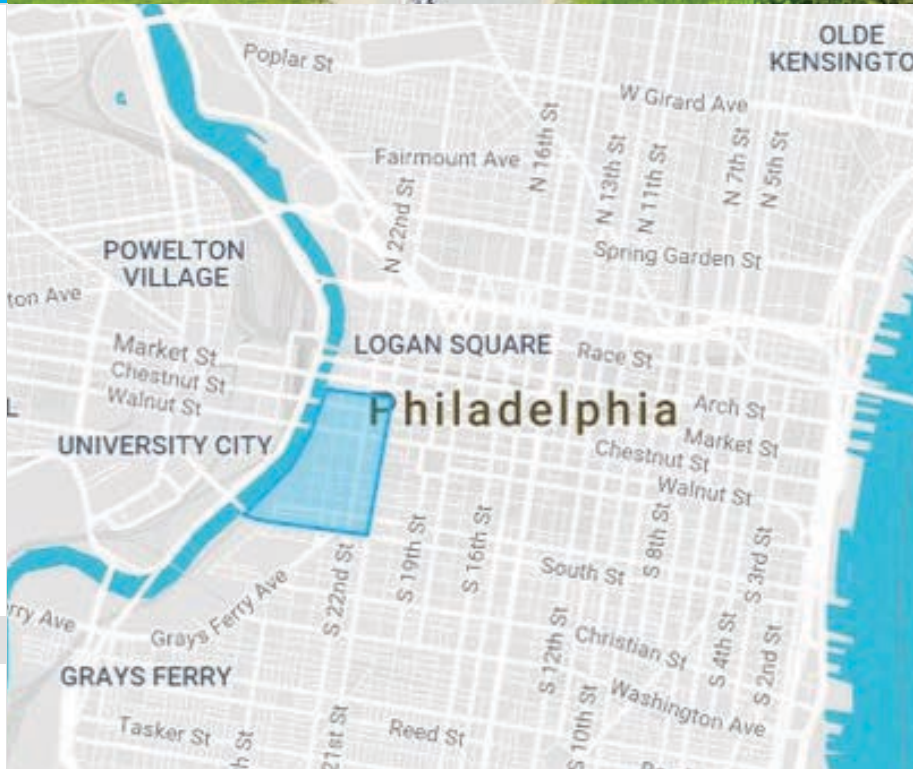
Studio

\$2,200

1 Bedroom

\$3,050

2 Bedroom



WHAT RESIDENTS THINK ABOUT FITLER SQUARE



Review by [Penn Law Student](#) RIVERWEST CONDOS

The neighborhood is full of bars, restaurants, and very close to shopping (5-10 minute walk to stores like H&M, Ulta, Buffalo Exchange, Nordstrom Rack, etc). The apartment is a 5 minute walk from Trader Joe's. There are two beer/corner stores within a one-minute walk of the apartment. It's walking distance from the law school.



Review by [Penn Law Student](#) THE CORONADO

15-20 minute walk to the Law School depending on your pace. 7 minute walk to Rittenhouse Square, 10 minute walk to Fitler Square. 2 minutes from Trader Joe's. 2 minutes to Schuylkill River trail for running or dog walking. Great local restaurants, bars, and retailers.

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

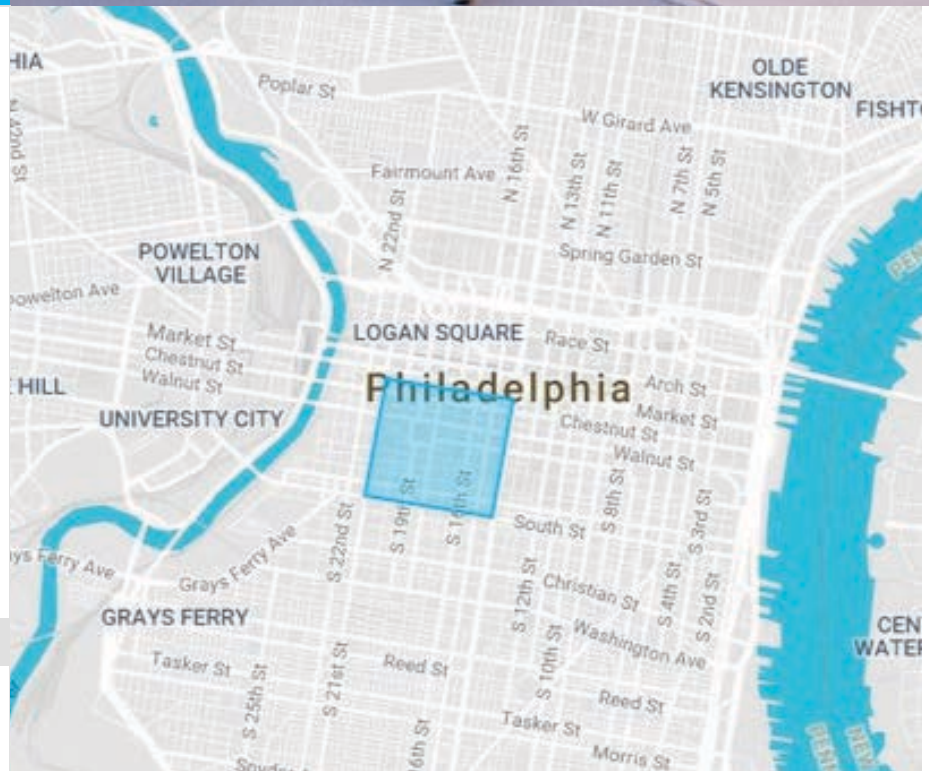
Studio

\$1,850

1 Bedroom

\$2,575

2 Bedroom



WHAT RESIDENTS THINK ABOUT RITTENHOUSE SQUARE



Review by [Penn Law Student](#)

📍 AVENIR

I like the walk everyday and it's great being downtown for bar review and other social events. Most upper level students also live downtown, so it is easier to connect with your peers. Also a target and CVS very close by, so it is very convenient if you need to pick up groceries, or want to take a break and head out shopping etc. If you like a social atmosphere and one where you can distance yourself a bit from the college experience.



Review by [Penn Law Student](#)

📍 222 RITTENHOUSE

Rittenhouse is the premier location in the city of Philadelphia. Great restaurants, bars, shopping, and a beautiful park in the center of Philadelphia. It is an easy walk to the law school, and there are buses, taxis, and uber if you don't want to walk. It's nice to get away from campus at the end of the day to an exciting but not terribly noisy environment. Also a ton of law school students live in the area.



Spruce Hill

Residential neighborhood near campus

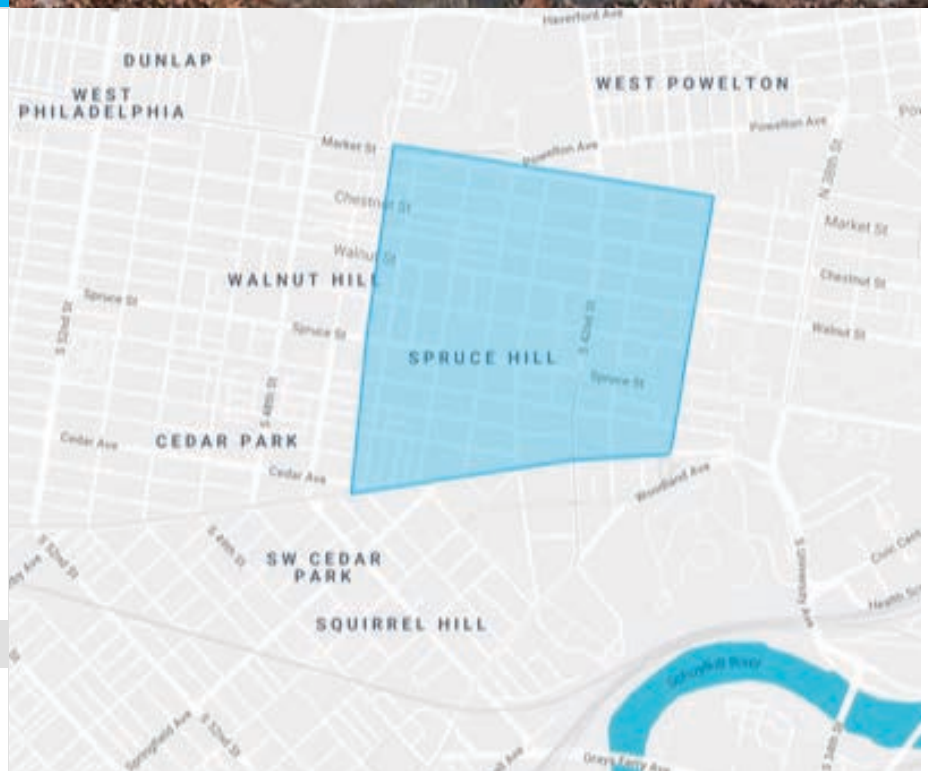
ABOUT SPRUCE HILL

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 Law Student](#)

📍 CASTLE HILL

Great spot for grad students and young families. Relaxed environment, good food options, great access to grocery stores, and plenty of great places to grab a pint. Clark Park is a huge plus when it's a reasonable temperature outside.



Review by [Penn Law Student](#)

📍 SURREY HALL

I like Spruce Hill! There are a few parks, a large school, and several low-key bars and restaurants. The wide brick sidewalks make the area feel a little homier and it's a few blocks away from where Undergrads live, so it's more secluded but the bustle and partying is nearby if wanted. The restaurants and shops on 40th street are minutes away and the trolley runs through the area for easy transport if wanted.

APARTMENT RATINGS

KEY

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

- \$\$\$\$ \$2070+ per renter
- \$\$\$ \$1680- \$2069
- \$\$ \$1350- \$1679
- \$ < \$1350

* 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	10.0	\$\$\$\$				●●	●	●●	●●	●●
1411 Walnut Street	Apt	7.0	\$\$				●●	●●●	●●●●	●●	●●●
1533 Parrish St	Apt	9.0	\$\$\$				●●●●	●●	●●●●	●●	●●●●
1700 Chestnut	Apt	7.8	\$\$\$				●●●●	●●●●	●●●	●●●●	●●●
1919 Market	Apt	8.8	\$\$\$\$				●●●●	●●●●	●●	●●	●●●●
2040 Market Apartments	Apt	8.5	\$\$\$				●●●	●●	●●●●	●●	●●
2045 Locust Street	Apt	9.5	\$\$				●●●●	●●●	●●●	●●	●●
2121 Market Street	Apt	8.1	\$\$		✓		●	●●	●●●	●●●	●●
222 Rittenhouse	Apt	8.6	\$\$\$\$				●●●●	●●●●	●●●	●●●	●●●●
2311 Spruce	Apt	7.5	\$				●●	●●●	●●●●	●●●●	●●●●
2400 Chestnut Apartments	Apt	7.6	\$\$\$	✓			●●●●	●●●	●●●	●●●	●●●
3737 Chestnut	Apt	8.3	\$\$\$\$				●●●	●●●●	●●	●●●	●●●●
4100 Ludlow St	Apt	6.5	\$				●●	●●	●●●●	●	●●
AKA University City	Apt	9.6	\$\$\$\$			✓	●●●●	●●●●	●●●	●●●●	●●●
Arrive University City	Apt	8.1	\$\$\$	✓			●●	●●●●	●●	●●●●	●●●
Avenir	Apt	9.6	\$\$\$				●●●	●●●	●●●	●●	●●
Berkshire Apartments	Apt	7.0	\$				●●	●●	●●	●●	●●
Castle Hill	Apt	7.2	\$				●●●	●●	●	●	●●
Chester Hall	Apt	7.0	\$				●●	●●	●●	●	●●
Chestnut Hall	Apt	7.2	\$\$				●●	●●●	●●	●●	●●
Drexel Court	Apt	6.7	\$				●●	●	●	●●	●●
Edgewater	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●●	●●●	●●●●
Embassy Apartments	Apt	6.8	\$				●●	●●	●●●●	●●●●	●●●●
Evo at Cira Centre South	Apt	6.8	\$\$\$\$				●●	●●●	●●	●●	●●●
Garden Court Plaza	Apt	8.1	\$			✓	●●●	●●●	●●●	●●●	●●●●

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

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Griffin Center City	Apt	9.4	\$\$\$\$				●●●●	●●●●	●●	●●●●	●●●
LVL 4125	Apt	8.5	\$\$				●●●	●●●●	●●	●●●●	●●●●
Legacy at Powelton Village	Apt	6.0	\$				●	●●	●●	●●	●●
Locust Point	Condo	8.5	\$\$\$				●●	●●	●●●●	●●	●●●●
Locust on the Park	Apt	8.7	\$\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●
Rittenhouse Claridge	Apt	7.9	\$\$\$		✓	✓	●●●	●●●	●●	●●●	●●●
Sansom Place East	Apt	7.0	\$\$				●●●	●●●	●●●	●●	●●
The Arch	Apt	7.2	\$\$				●●	●●●	●●	●●●	●●
The Axis	Apt	9.0	\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
The Bentley	Apt	3.5	\$				●●●	●●	●	●	●●
The Branden	Condo	7.2	\$				●●●	●●	●●●	●●●	●●
The Coronado	Condo	8.4	\$\$				●●	●●	●●●●	●●●●	●●●●
The Dorchester	Condo	9.0	\$\$\$\$				●●●●	●●●●	●●●●	●●	●●●●
The Irvine	Apt	8.9	\$\$\$				●●●	●●●●	●●●	●●	●●●
The Latham	Apt	8.1	\$\$				●●●	●●	●●	●●	●●
The Left Bank	Apt	7.7	\$\$\$				●●	●●●	●●	●●●	●●●
The Link at University City	Apt	8.7	\$\$\$\$				●●●	●●●●	●●	●●●●	●●●
The Metropolitan	Apt	8.6	\$\$\$\$				●●●	●●●	●●●	●●	●●●
The Riverloft Apartments	Apt	7.7	\$\$\$\$				●●●	●●●	●	●●●	●●
The Sterling Apartments	Apt	8.6	\$\$\$	✓			●●●●	●●●●	●●●	●●●●	●●●
The Wanamaker House	Condo	8.0	\$\$\$				●●●	●●	●●	●●	●●
Van Pelt on the Square	Apt	8.2	\$\$				●●●	●●●	●●●	●●●	●●●
Vue32	Apt	9.2	\$\$\$		✓		●●●	●●●	●●●	●●●●	●●
Walnut Hill Apartments	Apt	7.1	\$				●●	●●	●●	●	●●

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

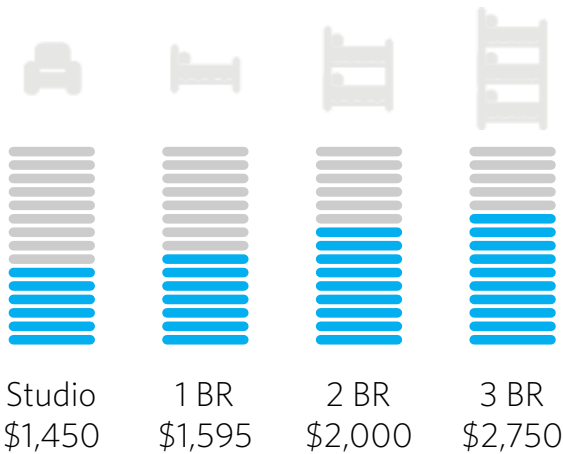
Buildings with the most Penn Law students

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

What students typically look for:



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



TOP 5

1 st	2400 CHESTNUT APARTMENTS	35+ PEOPLE
2 nd	ARRIVE UNIVERSITY CITY	25+ PEOPLE
3 rd	THE STERLING APARTMENTS	20+ PEOPLE
4 th	CHESTNUT HALL	15+ PEOPLE
4 th	THE LEFT BANK	15+ PEOPLE

1st

2400 CHESTNUT APARTMENTS

Fitler Square

\$\$

35+ PEOPLE



Review by Penn Law Student

"The staff is super friendly, the apartment is older than some of the other apartment buildings in Center City but is very well maintained. I have no complaints."

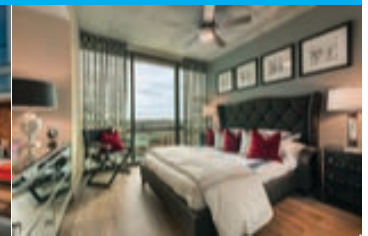
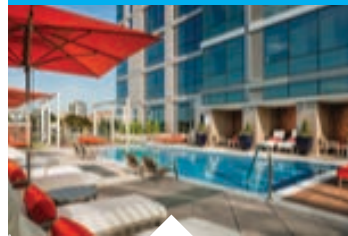
2nd

ARRIVE UNIVERSITY CITY

University City

\$\$\$

25+ PEOPLE



Review by Penn Law Student

"My unit is a good size for one person! There is a dishwasher and in-unit washer and dryer. The building has a gym, a pool, free coffee in the lobby, and free breakfast in the lobby on Mondays. The front desk staff, especially Dwight, are friendly and helpful. They bring packages up to your door."

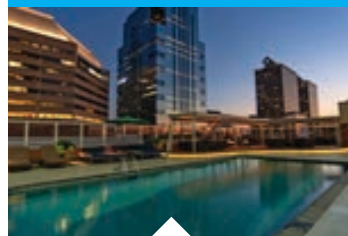
3rd

THE STERLING APARTMENTS

Logan Square

\$\$\$

20+ PEOPLE



Review by Penn Law Student

"I've really enjoyed living at the Sterling. Management is very responsive and it is a comfortable living space. Very close to Rittenhouse Square, but just far enough north that the rent is much cheaper. About a 25 minute walk to Penn's campus, or a 10-15 minute trolley ride. Very close to several modes of transportation, including the Airport Line. Apartment rooftop, pool, and gym are fantastic. I appreciate having a secure mailbox and lockers for receiving packages. Would highly recommend living here. Newly renovated with in-unit washer/dryer."

HIGHEST RATED

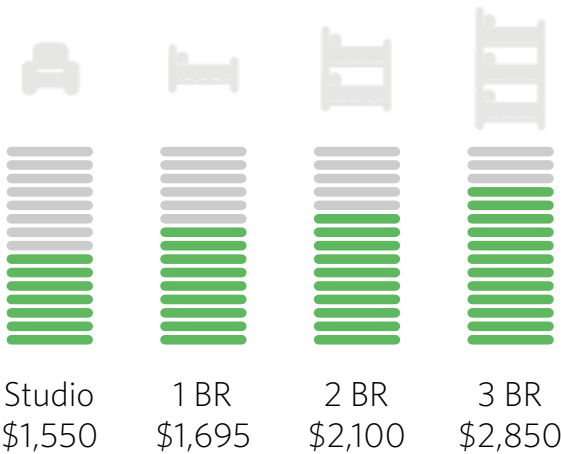
Buildings with the best overall ratings

[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		AVENIR	9.6 OVERALL RATING
1 st		AKA UNIVERSITY CITY	9.6 OVERALL RATING
3 rd		GRIFFIN CENTER CITY	9.5 OVERALL RATING
4 th		THE IRVINE	9.4 OVERALL RATING
5 th		1919 MARKET	9.2 OVERALL RATING

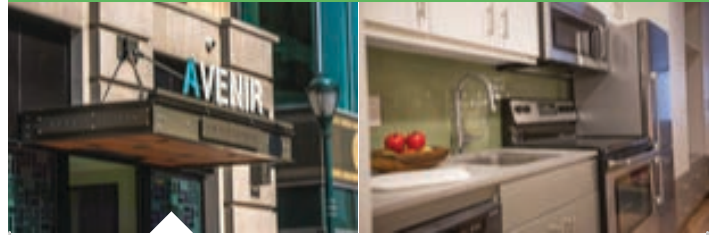
1st

AVENIR

Rittenhouse Square, 42 S 15th St

\$\$\$\$

9.6 OVERALL RATING



Review by *Penn Law Student*

"Avenir is great. I had mediocre experiences my first couple of years with housing, but I am very happy in this complex I have lived in since August 2018. Management is great, there are new appliances, and it's located in a very central location. It is a 30 minute walk to school, but I enjoy the exercise, and the metro station is only a block away if the weather is inclement."

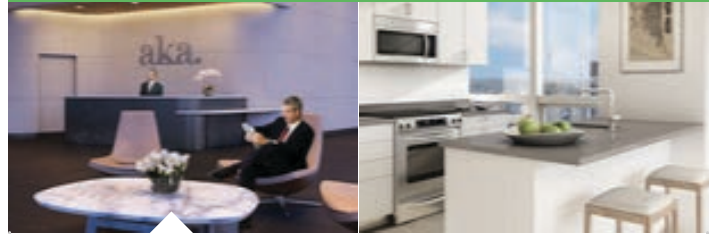
1st

AKA UNIVERSITY CITY

University City

\$\$\$\$

9.6 OVERALL RATING



Review by *Anonymous*

"Yes, it's expensive, but it is so worth it. I study at home more than the library, so I enjoy how quiet it is. I also love that everything is right there. It's such a short walk to school and a short walk to campus. There is almost always a bus running during the day to get you back and forth even quicker. The gym is so nice, and it doesn't hurt that there is a bar on the 28th level either. Front desk staff is so accommodating - truly the best living experience."

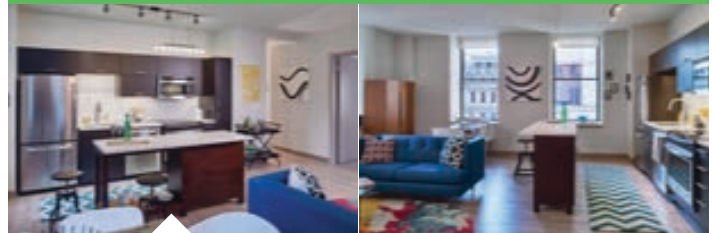
3rd

GRIFFIN CENTER CITY

Midtown Village, 1338 Chestnut St

\$\$\$\$

9.5 OVERALL RATING



Review by *Working Professional*

"It's a great first apartment in the city, free coffee and printing on the fourth floor with a lounge and a nice rooftop/club area. Wish it had a pool and Parking deals. Staff is friendly and helpful. Overall recommend for living in Center city. There's always a lot going on around the apartment and also socials for residents."

BEST FOR AMENITIES

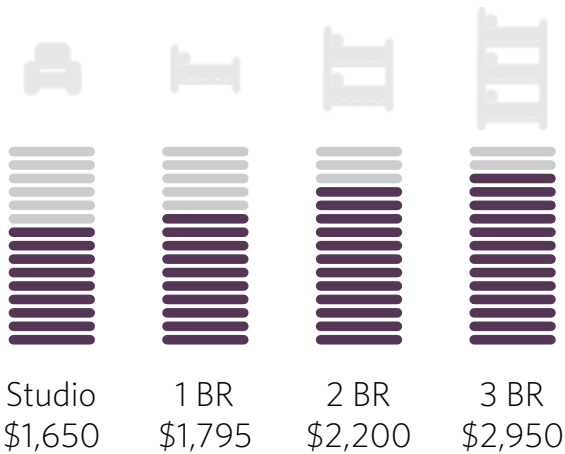
Highest-rated properties for amenities

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		AKA UNIVERSITY CITY	9.9 AMENITY RATING
2 nd		GRIFFIN CENTER CITY	9.7 AMENITY RATING
3 rd		ARRIVE UNIVERSITY CITY	9.5 AMENITY RATING
4 th		LVL 4125	9.4 AMENITY RATING
5 th		THE AXIS	9.2 AMENITY RATING

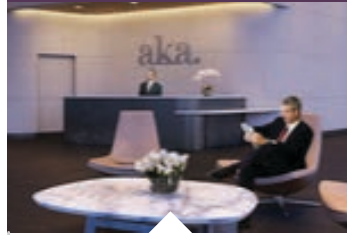
1st

AKA UNIVERSITY CITY

University City

\$\$\$

9.9 AMENITY RATING



Review by Anonymous

"I'll start by saying that my wife and I are really bummed to be moving out of Philly in July - we've been living here since June 2017 thanks to VeryApt's help finding the place. The AKA is amazing! The views of the city from our wall-to-wall windows are unparalleled in their beauty. We're super close to 30th St Station as well as to the 21 & 42 bus routes."

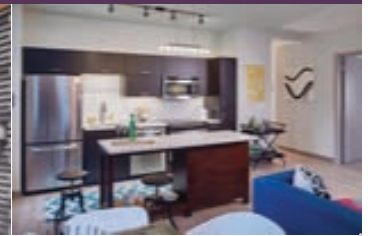
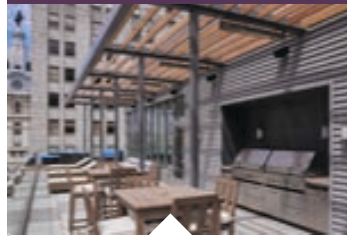
2nd

GRIFFIN CENTER CITY

Midtown Village

\$\$\$

9.7 AMENITY RATING



Review by Anonymous

"I love it here. Awesome location, high end amenities, incredible views, and friendly young professional neighbors. While the Griffin isn't cheap, it's still a much better deal than comparable options near Rittenhouse and the Midtown Village neighborhood has a lot more going on. Highly recommend!"

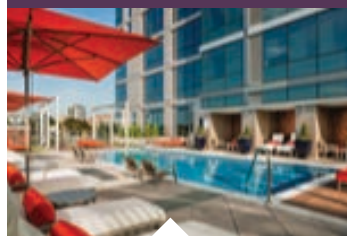
3rd

ARRIVE UNIVERSITY CITY

University City

\$\$\$

9.5 AMENITY RATING



Review by Penn Med Student

"This is a beautiful high rise in university city that is very close to HUP. upsides: brand new, proximity to campus, pool, good gym, great concierge / doorman. Downsides: cost, a further from center city, not many dining options very close to the building, building creaks in high wind."

BEST FOR VALUE

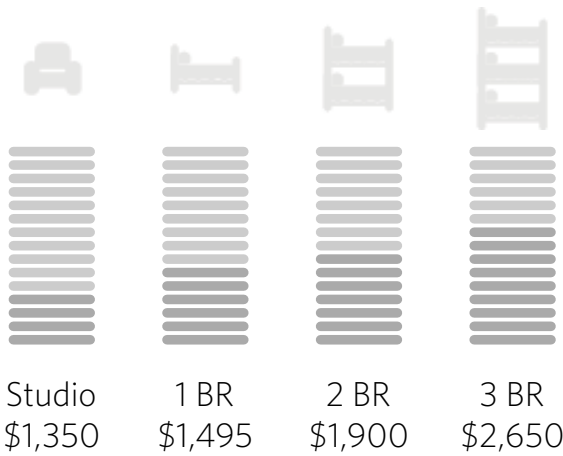
Highest-rated properties for value

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		WEST LOFTS	9.8 VALUE RATING
2 nd		THE CORONADO	9.4 VALUE RATING
3 rd		CHESTNUT HALL	9.3 VALUE RATING
4 th		EMBASSY APARTMENTS	9.0 VALUE RATING
5 th		2311 SPRUCE	8.8 VALUE RATING

1st

WEST LOFTS

Walnut Hill

\$

9.8
VALUE
RATING



Review by *Penn Law Student*

"We love living here! Super affordable."

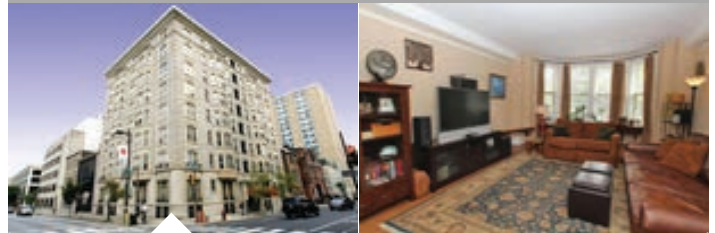
2nd

THE CORONADO

Fitler Square

\$\$

9.4
VALUE
RATING



Review by *Spencer, Penn Law Student*

"Large amount of space for the price point, perfect for 3 people. Great common spaces and a kitchen that accommodates more than one person cooking at once. Call box w/ virtual doorman that let's in package deliveries and allows you to let in guests. Very close to a trolley station, Rittenhouse square bars/restaurants/shops. Downside is that the building is slightly older (it's a designated historical landmark) so the temperature control system isn't the best. Pet friendly w/ landlord consent. Leased by a nice guy who owns a few units in the building and is responsive to maintenance requests."

3rd

CHESTNUT HALL

University City, 3900 Chestnut St

\$\$

9.3
VALUE
RATING



Review by *Penn Law Student*

"I love living at Chestnut Hall! The apartment is quiet, very close to the law school so I can run back and grab something I forgot easily and don't have to walk too far in the cold, surrounded by great food and convenient shopping, and my 1-bedroom apartment is spacious and cozy. The staff at Chestnut Hall are friendly and there's a donut shop in the building!"

BEST FOR PROPERTY SERVICE

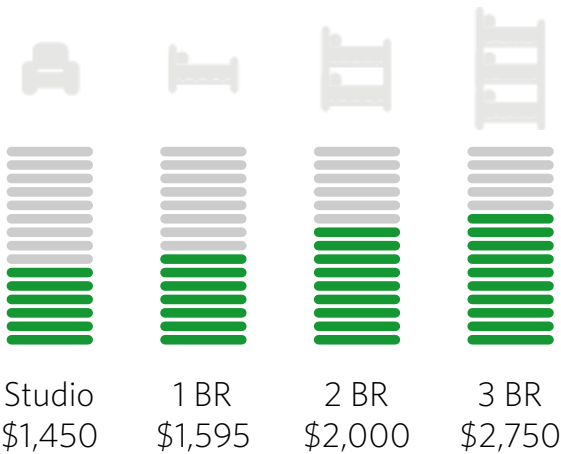
Properties with the highest management ratings

[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		THE AXIS	9.8 SERVICE RATING
2 nd		EDGEWATER	9.7 SERVICE RATING
3 rd		AKA UNIVERSITY CITY	9.2 SERVICE RATING
4 th		2045 LOCUST STREET	9.0 SERVICE RATING
5 th		THE DORCHESTER	8.7 SERVICE RATING

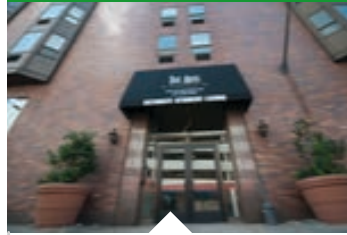
1st

THE AXIS

University City

\$\$

9.8
SERVICE RATING



Review by Penn Law Student

"Less than a 5 minute walk to the law school (Penn Law). There's a grocery store a block down and a few blocks up. Close to the Penn campus, trolley stations, and restaurants. Management is super friendly and usually gets any maintenance issues fixed the same day or next day. The gym onsite is pretty convenient, especially during the winter. There are 2 common kitchens in the building (I rarely use them though). I would say that for the location, the rent is pretty reasonable for what you get."

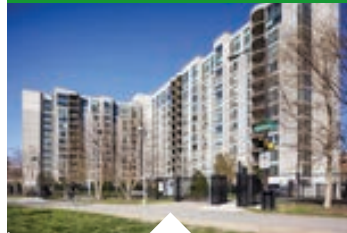
2nd

EDGEWATER

Logan Square

\$\$\$\$

9.7
SERVICE RATING



Review by Graduate Student

"Amazing management team who bends over backwards to see that comfort is provided."

3rd

AKA UNIVERSITY CITY

University City

\$\$\$\$

9.2
SERVICE RATING



Review by Rahul, PHL VA Medical Center Employee

"The 28th floor is incredible - free coffee & snacks (including granola bars & figs) each morning, a fully-furnished movie theater with free movies & sporting events each weekend, an indoor swimming pool, and a fitness area with a ton of machines including two Pelotons (not to mention daily classes). And of course, the staff - both at the 28th floor and the concierge at the ground level - are nothing short of amazing. This definitely is a higher-end place compared to the other high-rises we looked at, but my wife and I have no regrets about the rent since it's well worth it to be living here."

BEST FOR PET OWNERS

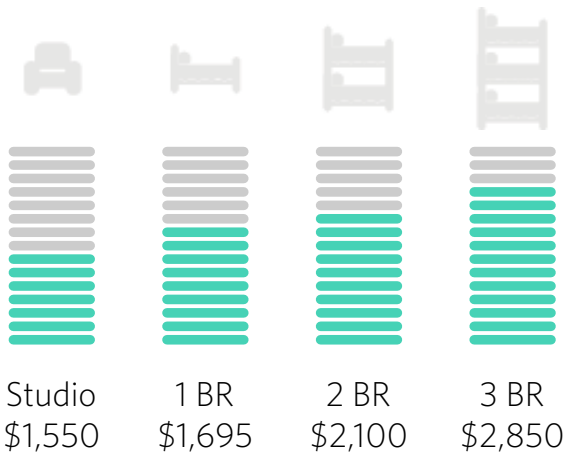
Highest-rated properties for pet owners

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

What top properties for pet owners typically offer:



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



TOP 5

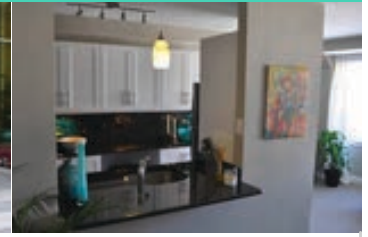
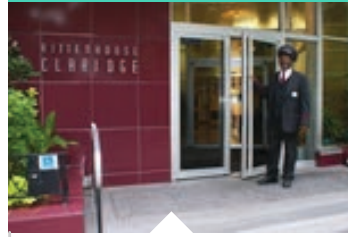
1 st	RITTENHOUSE CLARIDGE
2 nd	2121 MARKET STREET
3 rd	VUE32
4 th	CHESTNUT HALL
5 th	ARRIVE UNIVERSITY CITY

1st

RITTENHOUSE CLARIDGE

Rittenhouse Square

\$\$\$



Review by *Graduate Student*

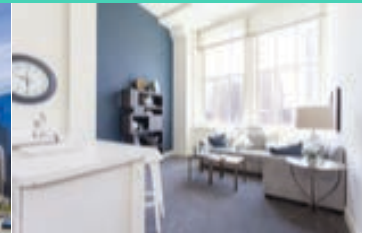
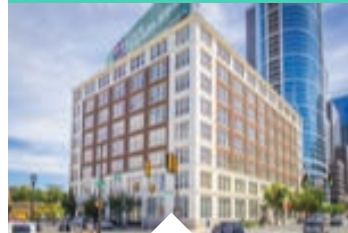
"Love it here - staff is very friendly and responsive. Great value for location! Super pet friendly!!"

2nd

2121 MARKET STREET

Logan Square

\$\$



Review by *Penn Law Student*

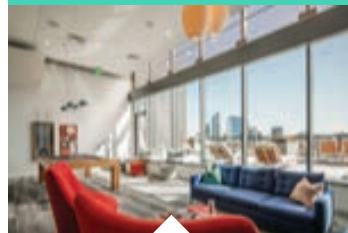
"Location is AMAZING - right above Trader Joe's, in the middle of school and Center City. Also there is a trolley on the corner (10 ft from the entrance) where you can get to school in 3 stops (10 mins max). Not the cheapest, but good quality and in my opinion, worth the price."

3rd

VUE32

Powelton Village, 3201 Race St

\$\$\$



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."

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 Law 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.

LANDLORD GRADES

and the Renting Process

GRADE LANDLORD

B+	AIMCO
A-	AMC Delancey
A+	Allan Domb
B+	Alterra Property Group
B	Asset Campus Housing
A+	Bozzuto Management
B+	Campus Apartments
A-	Greystar
A+	Herman Realty Group
A	Kaiserman Company
A+	Korman Communities
B	PMC Property Group
A-	Pearl Properties
A-	Post Brothers Real Estate
A-	Scully Company
A+	Sentinel Real Estate Corp
B-	The Galman Group
B-	Trinity Property Consultants
A-	UDR
A+	Van Pelt on the Square

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

WWW.VERYAPT.COM