Housing Guide 2016-2017

Reviews and Advice from 150+ Students

UCHICAGO LAW

Housing Data
Neighborhoods Explained
Apartment Ratings

Top Properties
Landlord Info
Renter Resources

Intelligent Apartment Search
Where University of Chicago Law Students Live

- Hyde Park: 46%
- Kenwood: 24%
- Southloop: 11%
- Woodlawn: 7%
- Other: 13%

*All statistics in this guide are based on a survey of 150+ current University of Chicago Law School students

Who University of Chicago Law Students Live With

- Alone: 40%
- Spouse/partner: 34%
- Roommate (excluding spouse/partner): 26%

- 18% of students live with pets
- 4% of students have children

Types of Properties University of Chicago Law Students Live In

- Apartments: 81%
- Condos: 16%
- Townhouses: 2%
- Houses: 1%

What Size Residences University of Chicago Law Students Live In

- Studios or efficiencies: 13%
- One bedrooms: 44%
- Two bedrooms: 33%
- Three or more bedrooms: 10%

*All statistics in this guide are based on a survey of 150+ current University of Chicago Law School students

Distribution of Property Ratings

- 0 - 6.9: 24%
- 7 - 7.9: 20%
- 8 - 8.9: 32%
- 9+: 23%

Average Rent by Apartment Size

- Studio: $900
- 1br: $1,300
- 2br: $1,700
- 3br: $2,130

Rent Versus Own

- Rent: 95%
- Own: 5%
2 Housing facts
Our data on UChicago Law housing

3 Table of Contents
What’s in the 2016-2017 UChicago Law housing guide

4 VeryApt.com and Chicago Overview
Using the VeryApt website alongside this guide with Scott Bierbryer, Co-Founder of VeryApt

6 Neighborhood Guides
Hyde Park, Kenwood, Southloop, Woodlawn

9 Apartment Ratings
Compiled from 150+ student reviews

11 Most popular apartments
13 Highest rated apartments
14 Best for families
15 Best for pet owners
16 Best for amenities
19 Best for value
19 Best for safety

20 Renter resources
Landlord grades, renting process explained, standalone homes

Questions or comments on the housing guide?
Contact Scott Bierbryer, Co-Founder of VeryApt at: scott@veryapt.com | (561) 271-3202

DISCLAIMER
The reviews and ratings presented throughout this guide and the VeryApt website do not reflect the opinions, position or endorsement of VeryApt or UChicago Law. The responses and reviews presented are solely those of the survey respondents. VeryApt and UChicago Law assume no responsibility for readers’ or users’ interpretation of the data. The results do not in any way constitute a warranty or representation by VeryApt or UChicago Law as to the quality, safety, or other features of a property. Students are encouraged to check all available sources of information about properties prior to leasing. The data in this guide is compiled from UChicago Law students, though this guide is not an official publication of UChicago Law. Finally, we do not alter results or edit reviews based on any outside partnerships. However, “Featured” content (unlike “Top” content) is often supplied by partners who helped support this guide, or are from new properties that lack reviews but are likely relevant to students.
Why we started VeryApt, and how we can help you find your perfect apartment

My housing search began around this time a few years ago. After the initial excitement of getting accepted into grad school and I ran out of Game of Thrones episodes to watch on my company computer, I figured I needed to find a place to live. I really didn’t know anything about the city, so I approached every person I knew who went to school or worked in the area to learn more.

Countless Google searches, Craigslist refreshes, and spreadsheet tables later, I figured out where I wanted to live. That process helped me find an apartment I love - I managed to balance my desire for space, proximity to students, and high-quality amenities. That said, it didn’t make sense that the process should be so time consuming. My Co-Founder (and neighbor), Ashrit Kamireddi, who worked at TripAdvisor prior to Wharton, went through the same process as I did and thought that the review and data model he knew so well would be a great one to apply to apartments where grad students and working professionals live.

Two years and thousands of reviews later, we’re proud to offer this guide along with our companion site VeryApt.com. We want this guide to be a starting point for your search: an idea of where you should be looking given your unique situation. The site allows you to go through all of our data in detail and sort buildings by ratings and features. In addition, we’ve partnered with the most popular buildings to offer you accurate and up-to-date information, so you don’t have to sit in front of your computer refreshing Craigslist.

Try out our Intelligent Apartment Search that will provide you with personalized apartment recommendations based on your unique needs and budget. Please contact us with questions or feedback on the site or this guide, and good luck with your housing search!
CHICAGO NEIGHBORHOODS EXPLAINED
The Most Popular Neighborhoods for UChicago Law Students

1 Hyde Park
46% of UChicago Law Students
Hyde Park is the most popular neighborhood for UChicago Law students because of the convenience to class and relatively affordable housing options.

2 Kenwood
24% of UChicago Law Students
Students in Kenwood live in popular apartment buildings that provide ideal environments for getting to know other UChicago grad students. The streets are generally safe and quiet.

3 Southloop
11% of UChicago Law Students
Southloop is a great option if you want to experience everything Center City Chicago has to offer, while also staying within reasonable proximity to class. The area boasts several local dining and nightlife options.

4 Woodlawn
7% of UChicago Law Students
Woodlawn is just south of UChicago Law, so class is always a short walk away. There's also a nice selection of spacious units that offer great value for the cost of rent.

Other Neighborhoods
Less than 3% each
5 Lake View
6 Streeterville
7 Logan Square

UChicago Law students surveyed about their neighborhoods

150+
HYDE PARK
Easily commute to class and live with plenty of other UChicago grad students

LOCATIONS AND FEATURES
Hyde Park is home to The University of Chicago’s campus. It’s positioned between Washington Park to the west and Lake Michigan to the east. From north to south, it begins at East Hyde Park Boulevard (East 51st Street) and ends at East 60th Street.

Hyde Park is a diverse growing neighborhood that offers easy access to class. UChicago Law students praise the area for its relatively affordable housing options, safe streets, and convenience to parks and open spaces. Several students also point out the growing restaurant scene along 53rd Street. Hyde Park is relatively quiet, and some students see the neighborhood as a nice escape from rowdier parts of town, while other students feel it’s a bit too isolated from the attractions and social scenes uptown.

GETTING TO THE D'ANGELO LAW LIBRARY

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<td>Car</td>
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WHAT'S GREAT
✓ Convenient to class
✓ Plenty of other UChicago grad students
✓ Growing restaurant scene
✓ Plenty of parks and green spaces

WHAT COULD BE BETTER
✗ Limited public transportation to uptown
✗ Nightlife could be better
✗ Far from attractions to the north
✗ Removed from popular social scenes

SIGNATURE SPOTS

Grocery
Whole Foods, Treasure Island, Hyde Park Produce

Entertainment

Restaurants
Snail Thai, Medici on 57th, A10, Piccolo Mondo, Rajun Cajun, The Promontory

Fitness
Gerald Ratner Athletic Center, Corepower Yoga, LA Fitness

Shopping
AKIRA, VILLA, Sir & Madame

Parks
Washington Park, Harold Washington Park, Jackson Park, Promontory Point
KENWOOD

Vibrant social scenes in popular grad student apartment complexes

LOCATIONS AND FEATURES

Kenwood sits just above Hyde Park, and extends north from East Hyde Park Boulevard to East 43rd Street. Its eastern border is South Cottage Grove Avenue and its western border is Lake Michigan.

Kenwood is home to a few popular apartment complexes like Regents Park, which offer social scenes that are ideal for getting to know classmates and other UChicago grad students. That said, if you want to grab a meal with friends or hang out at a bar, you’re better off heading to Hyde Park or taking a trip uptown. By most accounts, Kenwood is quiet, safe, and affordable. The commute to class is very manageable with a bike or a car, and if you’re relying on public transportation, the CTA 172 will take you straight to campus.

GETTING TO THE D’ANGELO LAW LIBRARY

- Walking: 35 - 45 Minutes
- Biking: 10 - 25 Minutes
- Taking the CTA: 20 - 30 Minutes
- Driving: 10 - 15 Minutes

WHAT’S GREAT

- Quiet and feels safe
- Driving/biking to class isn’t bad
- Fun social scene in popular apartment complexes
- Reasonably priced rents

WHAT COULD BE BETTER

- Some fast food spots, but limited dining options overall
- Few bars or places to hang out
- Hard to find nearby study spots
- Walk to class is fairly long

SIGNATURE SPOTS

Grocery
Walmart, Save-A-Lot

Restaurants
Norman’s Bistro, The Original Pancake House, Restaurants in Hyde Park

Shopping
Karen Joy Jewellery, ROSS

Entertainment
Gallery Guichard, Bars in Hyde Park

Fitness
LA Fitness

Parks
Lakefront Trail, Gwendolyn Brooks Park
SOUTH LOOP
Live in between campus and The Loop, and enjoy the best of both worlds

LOCATIONS AND FEATURES
South Loop is located just south of Center City Chicago. It’s generally considered to be bound by Route 55 to the south, West Congress Parkway to the north, the Chicago River to the west, and South Lakeshore Drive to the east.

Students in South Loop typically appreciate living in a balanced location that’s accessible to both the Chicago Loop and campus. The neighborhood is primarily residential but it’s also home to a growing selection of grocery stores, restaurants, and bars. Some students are content with the local nightlife scene, while others prefer heading up to the bars in River North. For getting to class, driving is easiest, but another solid commuting option is the CTA 2, which runs an express route to campus every morning.

GETTING TO THE D’ANGELO LAW LIBRARY

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<td>15 - 20</td>
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WHAT’S GREAT
✓ Convenient drive to campus on Lake Shore Drive
✓ Easy access to the The Loop
✓ Nice selection of restaurants and bars
✓ CTA 2 express route to campus

WHAT COULD BE BETTER
✗ Soldier Field and Grant Park can cause traffic
✗ Can get expensive
✗ Missing the bus can have a big impact on your commute time
✗ Not walkable to campus

SIGNATURE SPOTS

**Grocery**
- Trader Joe’s, South Loop Market, Jewel, Target, Whole Foods

**Restaurants**
- Eleven City Diner, Mercat a la Planxa, Bongo Room

**Shopping**
- Z Gallerie, H & M, Banana Republic, lululemon athletica, Victoria’s Secret

**Entertainment**
- The Art Institute of Chicago, Soldier Field, The Scout, Vice District

**Fitness**
- Snap Fitness, Printers Row Crossfit, Shred415 South Loop

**Parks**
- Grant Park
WOODLAWN

Offers unbeatable convenience to class and more affordable housing options

LOCATIONS AND FEATURES

Woodlawn is located just south of The University of Chicago Law School. It’s bound by East 60th Street to the north, East 67th Street to the south, South MLK Drive to the west, and Lake Michigan to the east.

Woodlawn is less popular among Chicago Law students than nearby neighborhoods like Hyde Park and Kenwood, but it certainly should not be overlooked. The area’s strongest appeal might be its unbeatable convenience to campus. Students can usually walk from their homes to class in just a few minutes. Additionally, Woodlawn boasts plenty of spacious units that offer amazing value for the cost of rent. Some units are even subsidized by the University of Chicago. Potential downsides to living in Woodlawn include the unlively social scene and the lack of community amenities.

WHAT’S GREAT

✔ Easily walk to class
✔ Units that offer great value for the cost of rent
✔ Safe, with plenty of security officers
✔ Some subsidized housing

WHAT COULD BE BETTER

✗ Not much of a social scene
✗ Few nearby grocery stores
✗ Far away from The Loop and other popular hang-out spots
✗ Fewer luxury apartment buildings

GETTING TO THE D'ANGELO LAW LIBRARY

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<td>Car</td>
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SIGNATURE SPOTS

**Grocery**
Save-A-Lot, Online services (Peapod, Instacart)

**Restaurants**
Daley’s, Robust Coffee Lounge

**Shopping**
University of Chicago Bookstore

**Entertainment**
The Pub

**Fitness**
Gerald Ratner Athletic Center, Curves

**Parks**
Jackson Park, Washington Park
### 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.

### APARTMENT RATINGS

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<th>Property Type</th>
<th>Rating</th>
<th>Price Range</th>
<th>Most Popular</th>
<th>Best for Pets</th>
<th>Best for Families</th>
<th>Management</th>
<th>Amenities</th>
<th>Value</th>
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</tbody>
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**KEY**
- ****: Excellent for a category
- ***: Great
- **: Average
- *: Below Average

**Price Range**
- **$:** $900 - $1499
- **$$:** $1500 - $1949
- **$$$:** $1950 + per renter

* Prices subject to change and vary significantly by room type.
MOST POPULAR
Buildings with the most UChicago Law students

READ MORE REVIEWS AT VERYAPT.COM

What UChicago Law students typically look for:

✓ Lots of UChicago Law students
✓ Excellent location
✓ Affordable apartments with solid amenities

DATA IS BASED ON 150+ RESPONSES
*Numbers reflect estimates

TOP 10

1ST
REGENTS PARK
Kenwood, 5050 S Lake Shore Dr
$$
76+ STUDENTS

Review by University of Chicago Law Student
I found Regents Park to be a great place to live during your 1L year. It’s close and far enough from the school, so you can have your own space while being close enough to go home quickly if you forgot something at home. Most other 1Ls live there, which makes it also a great place to live socially. Most parties and social events happen in Regents Park.

2ND
THE SHORELAND
Hyde Park, 5454 S Shore Dr
$$
52+ STUDENTS

Review by University of Chicago Law Student
I’ve been very happy with my experience at the Shoreland. To begin, it’s very easy to get to The Law School, since the 171 picks up right in front. It’s an absolutely beautiful building -- an historic site, no less! -- and the inside doesn’t disappoint. The apartments were recently renovated, and all are splendid, with new fixtures, granite counters, and, best of all, in-unit washer/dryers.

3RD
PARK MICHIGAN APARTMENTS
South Loop, 1212 S Michigan Ave
$$$
16+ STUDENTS

Review by University of Chicago Law Student
Park Michigan Apartments are a great option for law students. The building amenities are well-tailored for busy people. The gym is 24-hours. Best of all, the building is about a 3 minute walk to a Trader Joes, a Jewel, and the Red/Orange/Green lines. It’s about a 5 minute walk to the 2 bus, which runs express to Chicago Law School in the morning and afternoons.
LUXURY ON THE LAKESHORE

APARTMENT FEATURES
- Spectacular Lake & City Views
- High-Speed Internet
- Open Floor Plans
- In-Unit Heating & AC
- Generous Storage
- In-Unit Washer & Dryer
- Gourmet Kitchens
- Stainless Steel Appliances
- Granite Countertops
- Grohe Fixtures
- Energy-Saving Lighting

BUILDING AMENITIES
- 24-Hour Doorman
- Fitness Center
- Game Room
- Club Room
- Library
- Outdoor Terraces
- Indoor Parking
- Bike Storage
- Additional Storage
- Pet-friendly
- LEED-Certified

CLOSE TO CAMPUS

FREE HOME For UChicago law students living with Mac
Rides from the Law School to your Mac residence 6pm–8:15pm, Monday thru Thursday are free.

Studio, 1, 2, & 3 br apartments

773 492 8983
5454 South Shore Drive
Chicago IL 60615
shorelandchicago.com
HIGHEST RATED
Buildings with the best overall ratings
READ MORE REVIEWS AT VERYAPT.COM
What the best properties typically offer:

✓ High-end amenities
✓ Close proximity to campus
✓ Nearby stores/grocery
✓ Excellent management

DATA IS BASED ON 150+ RESPONSES

TOP 10

1ST
AMLI 900
South Loop, 900 S Clark St
$$$ | 9.8 OVERALL RATING

Review by University of Chicago Law Student
AMLI is conveniently located for restaurants and public transportation. The building’s gym, lounge, and business center are great to use and always clean.

2ND
1130 SOUTH MICHIGAN
South Loop, 1130 S Michigan Ave
$$$ | 9.7 OVERALL RATING

Review by University of Chicago Law Student
This is a great building with tons of amenities, beautiful apartments, and an amazing location in South Loop right on the park, right next to Trader Joe’s, walking distance from the museum campus, near bars and restaurants, and accessible to public transportation. It is a little bit pricier than some options in Hyde Park, but you really get a ton of value for what you pay.

2ND
RENNAISSANCE PLACE AT HYDE PARK
Hyde Park, 5200 S Ellis Ave
$$ | 9.7 OVERALL RATING

Review by University of Chicago Law Student
The Rennaisance Place at Hyde Park is a fantastic place to live! The condo building itself is very quiet - it is home to many retirees and professionals - so its always easy to study. I am right on the stop for the 172 bus and UChicago shuttles, so my commute to school is very quick. Barely 2 blocks from Ratner, so easy access to the gym as well. The building has a gym in the basement as well, if you aren’t picky.
BEST FOR FAMILIES

Highest rated properties by couples and families

READ MORE REVIEWS AT VERYAPT.COM

Properties in the Best for Families List typically offer:

- Safe and secure properties
- Outdoor areas
- Nearby parking
- Quiet buildings

DATA IS BASED ON 150+ RESPONSES

TOP 10

1ST
535 North Michigan Avenue
Streeterville, 535 N Michigan Ave

FAMILY RATING
9.8

Review by University of Chicago Law Student

Wonderful building with wonderful management and staff. Perfect for couples with one partner working on the Northside or Evanston. The 2 bus stops at the door, and the building is within 3 blocks of three grocery stores, two movie theaters, and most importantly, a Chipotle. Extremely quiet building with lots of owners still there.

2ND
Vesta Lofts
Monroe, 125 E 21st St

FAMILY RATING
9.6

Review by University of Chicago Law Student

Vesta Lofts is a great option for families and couples in the South Loop. The location is a good compromise between access to Hyde Park and downtown, close to public transportation options for both destinations. Building is well maintained and management is responsive when needed. There is a small gym, bike storage, and extra storage available for rent.

3RD
Picadilly Building
Hyde Park, 5107 S Blackstone Ave

FAMILY RATING
9.5

Review by University of Chicago Law Student

Rent is as good as you’ll find anywhere, and all the utilities are included (electricity surcharge applies if you want to install a window AC unit but that’s it). There are no extra amenities on site, but you’re not paying for that. The building is also very quiet--mostly couples and some families with young children, but you’d never know that based on noise.
BEST FOR PET OWNERS

Highest rated properties for students with pets

READ MORE REVIEWS AT VERYAPT.COM

Properties in the Best for Pet Owners List typically offer:

✓ Larger floorplans
✓ Nearby parks and green space
✓ Flexible pet policies
✓ Great management

TOP 10

1st

6054 S INGLESIDE
Woodlawn, 6054 S Ingleside Ave
$ | 9.8 PET RATING

Review by University of Chicago Law Student
I have loved living in this grad student housing building. It is affordable, spacious (950 square feet, 1 bedroom, 1 bathroom, dining room, kitchen with full pantry, and sunroom), and pet friendly. It has hardwood floors throughout and nice moldings. It is in a quiet location and about a five minute walk from the law school.

2nd

SHELBRYNE
Hyde Park, 5110 S Kenwood Ave
$ | 9.7 PET RATING

Review by University of Chicago Law Student
It’s cheap in both senses of the word, but allowing pets (for free!!!!) was what was most important for me. Pretty good management, no real problems yet (except mail thieves).

3rd

PRINTERS SQUARE
South Loop, 780 S Federal St
$ | 9.6 PET RATING

Review by University of Chicago Law Student
I love my building. It’s quiet, well managed, and excellently maintained. The main elevators are nice and work well, and there is a freight elevator in the back for larger items, pets, and moving. It’s conveniently located next to the laundry room too!
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

DATA IS BASED ON 150+ RESPONSES

TOP 10

<table>
<thead>
<tr>
<th>Rank</th>
<th>Property Name</th>
<th>Rating</th>
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<tbody>
<tr>
<td>1st</td>
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<tr>
<td>1st</td>
<td>AMLI Lofts</td>
<td>10.0</td>
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<tr>
<td>1st</td>
<td>Flair Tower</td>
<td>10.0</td>
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<tr>
<td>4th</td>
<td>Printers Square</td>
<td>9.8</td>
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<tr>
<td>4th</td>
<td>1130 South Michigan</td>
<td>9.8</td>
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<td>4th</td>
<td>Renaissance Place at Hyde Park</td>
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<tr>
<td>7th</td>
<td>Woodlawn Court</td>
<td>9.7</td>
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<td>8th</td>
<td>Library Tower</td>
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<tr>
<td>10th</td>
<td>1128 E Hyde Park Blvd</td>
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</tbody>
</table>

**Aqua at Lakeshore East**
The Loop, 225 N Columbus Dr

**AMLI Lofts**
South Loop, 850 S Clark St

**Flair Tower**
Near Northside, 222 W Erie St

**Review by University of Chicago Law Student**

The staff at this building are amazing. The residents are typically fairly young and very social. The building hosts events throughout the year for people to get to know each other. The amenities are exceptional. The gym is the largest I have ever seen in an apartment or hotel. The unit itself is very pretty with lots of natural light - floor to ceiling windows.

**Review by University of Chicago Law Student**

Very Happy. Great finishes, friendly doorman, outstanding location. It’s a little pricey, but completely worth it.

**Review by University of Chicago Law Student**

My roommate and I have loved living at Flair Tower. The location is excellent, the building has some great amenities, and the quality of construction is top notch. The best thing about Flair Tower is that management and staff go the extra mile to make sure you have a good experience. Best apartment community I’ve lived in while in Chicago!
For UChicago law students living with Mac
Rides from the Law School to your Mac residence
6pm–8:15pm, Monday thru Thursday
are free.

BUILDING AMENITIES
24-Hour Doorman
Fitness Center
Game Room
Club Room
Library
Outdoor Terraces
Indoor Parking
Bike Storage
Additional Storage
Pet-friendly
LEED-Certified

APARTMENT FEATURES
Spectacular Lake & City Views
High-Speed Internet
Open Floor Plans
In-Unit Heating & AC
Generous Storage
In-Unit Washer & Dryer
Gourmet Kitchens
Stainless Steel Appliances
Granite Countertops
Grohe Fixtures
Energy-Saving Lighting

773 492 8983
5050 South Lake Shore Drive
Chicago IL 60615
regentsparkchicago.com
BEST FOR VALUE

Highest rated properties for value

READ MORE REVIEWS AT VERYAPT.COM

What top value properties typically offer:

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

DATA IS BASED ON 150+ RESPONSES

TOP 10

1st SILVER CLOUD
Hyde Park, 5346 S Cornell Ave
$$ | 10.0 Value Rating

Review by University of Chicago Law Student
Great value if you don’t mind being away from the social scene in regents. Cheaper and the apartments are nicer.

1st CAROLAN APARTMENTS
Hyde Park, 5480 S Cornell Ave
$ | 10.0 Value Rating

Review by University of Chicago Law Student
This is an amazing apartment. It’s admittedly no frills (no gym, no doorman, no dishwasher, etc.) and a relatively small space (500 sq ft) but it’s extremely affordable and great value. The management company is extremely responsive, packages are delivered right to my apartment door, and the space itself is charming and homey: wood floors, a real-life Murphy bed, and plenty of space for other purposes.

1st PRINTERS SQUARE
South Loop, 780 S Federal St
$$ | 10.0 Value Rating

Review by University of Chicago Law Student
My apartment is a great value for the neighborhood. I’m also paying about as much as I would have been paying in Regents if I stayed there. The apartment itself is spacious. It has huge windows that open almost all the way. Each unit has its own ac/heat and water heater, so you can control the temperature yourself (which is really nice). Units will differ in appearance because they are individually owned condos.
# BEST FOR SAFETY

Highest rated properties for safety

READ MORE REVIEWS AT VERYAPT.COM

Properties that are rated highly for safety typically offer:

- Doorman or concierge
- Controlled building access
- Safe neighborhood surroundings
- Security camera monitoring

DATA IS BASED ON 150+ RESPONSES

## TOP 10

<table>
<thead>
<tr>
<th>Rank</th>
<th>Property</th>
<th>Rating</th>
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<td>7th</td>
<td>AMLI 900</td>
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### East Park Tower - Hyde Park, 5242 S Hyde Park Blvd

**Review by University of Chicago Law Student**

This apartment is totally affordable, but there are certain issues with the management including timely repairs and accessibility. I am not a big fan of Mac in general. I am happy to pay what I do, and feel comfortable and safe in the building, but it is only adequate, nothing to right home about.

### Printers Square - South Loop, 780 S Federal St

**Review by University of Chicago Law Student**

Printers Row is a great place to live, and really convenient to the law school. The 2 Bus has a stop at Harrison and State and Balbo and State, so it’s a 3-4 walk from my unit door to bus stop.

### The Shoreland - Hyde Park, 5454 S Shore Dr

**Review by University of Chicago Law Student**

All in all I like my apartment because it’s convenient, newly renovated, and feels safe.
LANDLORD GRADES and the Renting Process

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<td>Windsor Communities</td>
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<tr>
<td>B+</td>
<td>dkliving, A Draper and Kramer Company</td>
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</table>

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.

Landlord Grades

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