

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

FEINBERG SCHOOL OF MEDICINE

HOUSING GUIDE — 2024 —

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

VeryApt

Intelligent Apartment Search

LOOKING TO RENT?

Start your apartment search today!



Your Chicago Rental Team is here to help you find your ideal apartment. Get in touch with us to learn more about the local renting scene, determine your search criteria, and schedule an in-person tour of your top apartment choices.



1 Use our personalized search

Reference this housing guide and use our site's apartment search algorithm to narrow down your neighborhood and apartment choices.

1
60-90 days before move-in date

VERYAPT HOW TO

2

45-60 days before move-in date

3

30-45 days before move-in date

4

5
15-30 days before move-in date



Prepare to move

Your Chicago Rental Team has researched everything and will make sure you're prepped and ready for your move.



Connect with your Chicago Rental Team

Call, text, or email your Chicago Rental Team to get the best hands-on apartment search guidance.



Set up tours

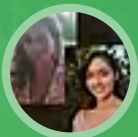
Once you've found your top choices, your Chicago Rental Team will schedule you to go on tours with one of our concierges.



Sign your lease

When you find your perfect place, apply for your next apartment and sign your lease online.

CHICAGO RENTAL TEAM



Brooke & Sarai
Chicago Rental Team
chi.housing@veryapt.com



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communities to experience
what sets them apart.

Mention **VeryApt** when you
contact our leasing team!

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GETTING THE MOST OUT OF THE GUIDE



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



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



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



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

ABOUT THE DATA IN THIS GUIDE

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



Overall



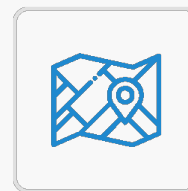
Value



Management



Amenities



Location



Safety

Based on their feedback, we compiled a list of the best apartment buildings for Feinberg 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.



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for work or play

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team is eager to show off
our wonderful communities.



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TERMINALS BUILDING

1 BR & 2BR
FLOOR PLANS

In the heart of Printer's Row, the historic Terminals Building represents a wonderful apartment community with skillfully renovated homes and responsive professional management.

📍 537 S Dearborn St, Chicago, IL 60605

Premium Location PRINTER'S ROW ✓

Adjacent to the downtown business district, convenient to work, lake front, museums, dining and entertainment. Easy access to all major interstates with bus transportation in front of the building and train transit close by.

Modern Spaces FULLY REMODELED ✓

Spacious floor plans featuring gleaming hardwood floors and wall-to-wall oversized windows for natural light, large kitchens with beautiful wood cabinetry, stainless steel appliances and granite counter tops.



OLD FRANKLIN BUILDING

STUDIO
1 BR & 2BR
FLOOR PLANS

The Old Franklin Building offers a blend of comfort, quality, and design. Enjoy newly renovated apartments, strategically located next to Chicago's central downtown business district.

📍 525 S Dearborn St, Chicago, IL 60605

Centrally Located PRINTER'S ROW ✓

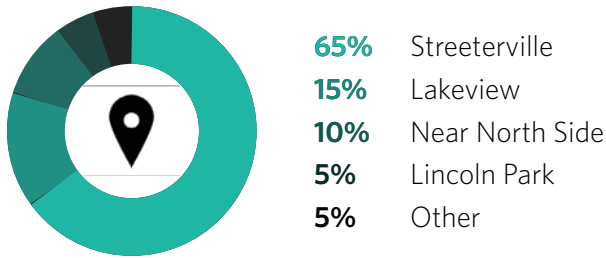
Close to all public transportation, universities, Harold Washington Library, shopping, entertainment, Lake Michigan and Millennium Park.

Loft-style Apartments FULLY REMODELED ✓

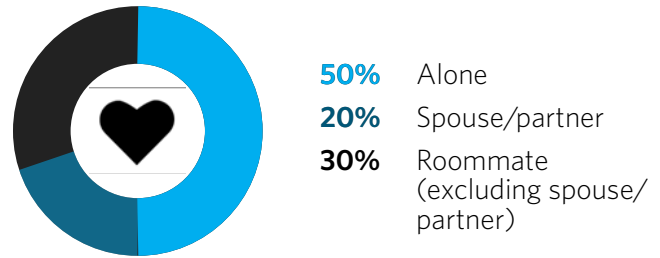
The units feature beautiful hardwood floors, massive walk in closets, spectacular open kitchens with stainless steel appliances, large oak cabinets and granite tops. Large bedrooms with custom-tiled master baths, exposed brick, new track lighting and fixtures throughout.



Where Feinberg Med students live

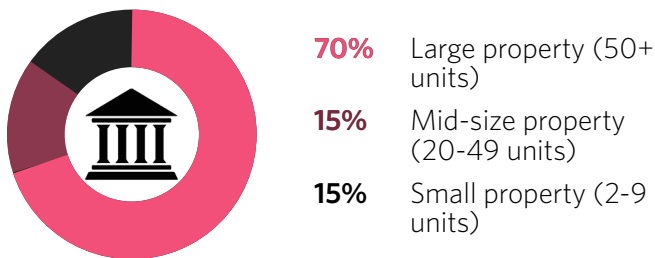


Who Feinberg Med students live with

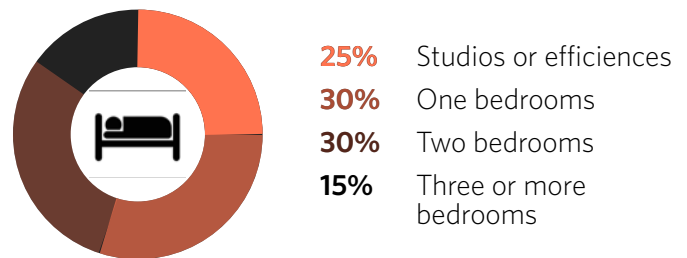


12% of Feinberg Med students live with pets

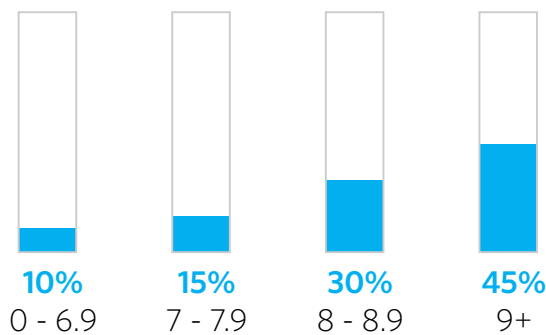
What type of properties Feinberg Med students live in



What size residences Feinberg Med students live in



Distribution of property ratings



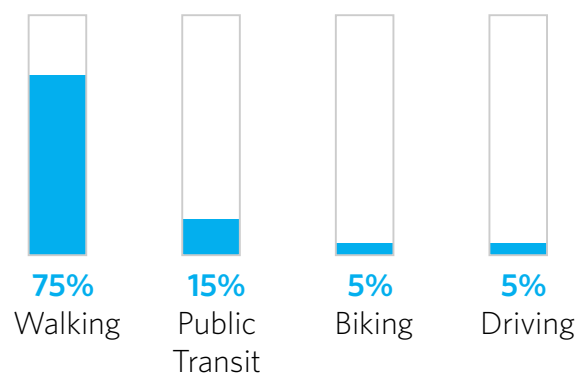
Average rent by apartment size



Rent versus own

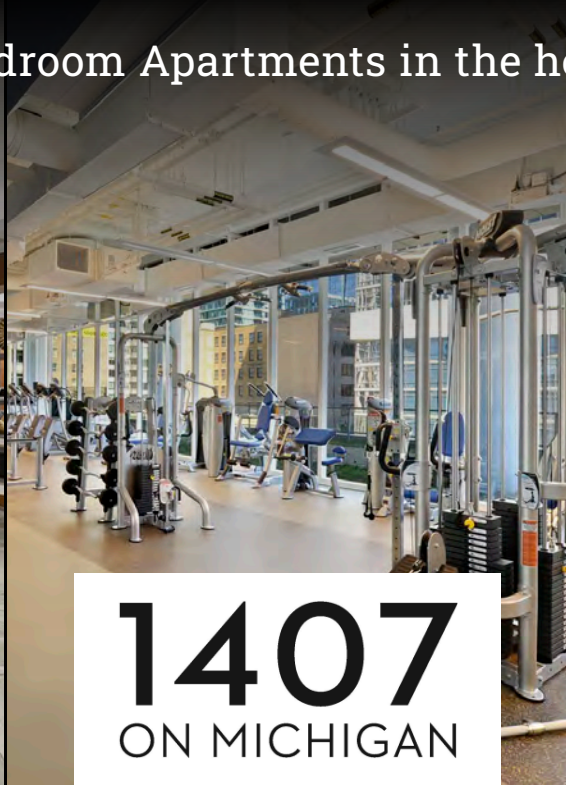


Commute methods



A FULL-AMENITY BUILDING FOR STATE-OF-THE-ART LIVING

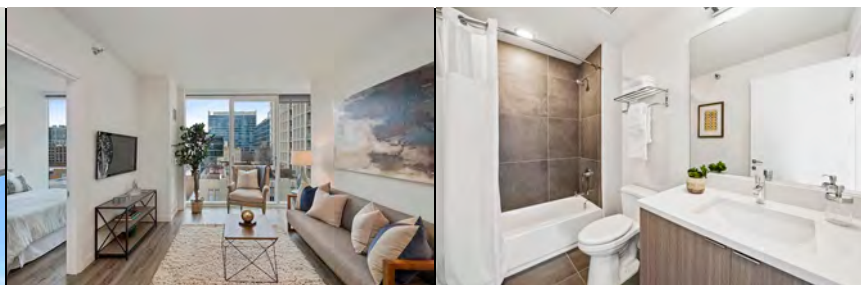
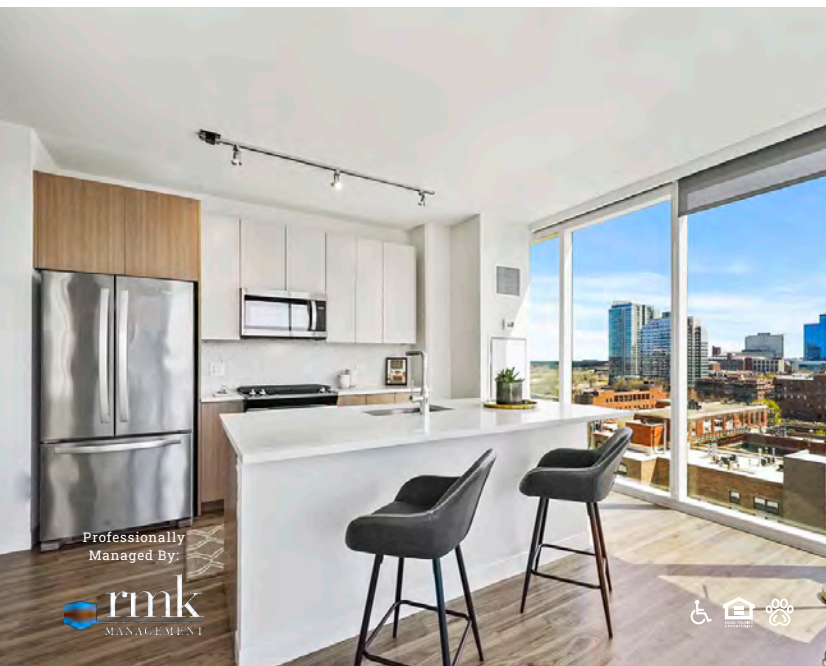
Studio, 1, 2 & 3 Bedroom Apartments in the heart of South Loop



1407
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AMENITIES
INCLUDE:

- › Massive Indoor Fitness Center
- › Basketball Court
- › Locker Rooms With Saunas
- › Party Room With Kitchen, Bar, Game Room & Fireplace
- › Conference Rooms
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- › **Close to UIC and Columbia College**



Upscale urban apartments with the finest quality finishes and clean, contemporary design.

Floor to ceiling windows, spacious walk in closets, gourmet kitchen, in-unit washer/dryer, and oversized private balcony.

Rent with Confidence

Time Savers

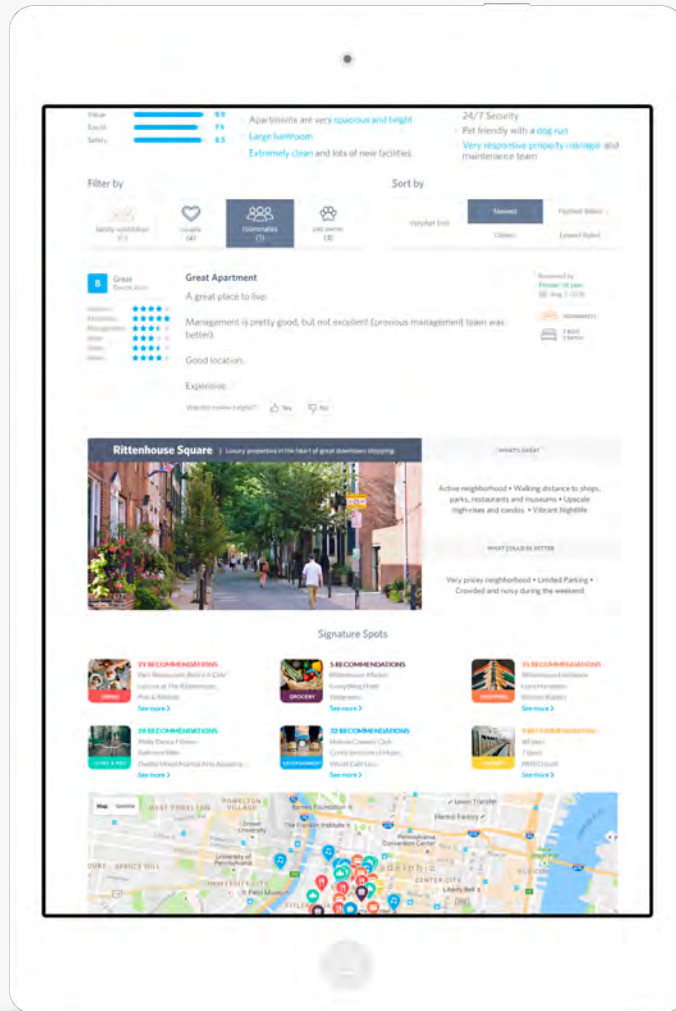


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

Concierge Service



On demand rental experts that can provide apartment recommendations, set up apartment tours, and help you with your rental application - all at no extra cost.



Intelligent Search



Personalized apartment recommendations based on the amenities you want, your proximity to school or work, and your desired price range.

Trusted Reviews

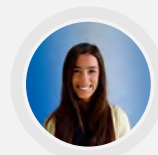


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations of apartment hunting are universal, but share a belief that it doesn't have to be. We know what makes an apartment truly feel like home is unique for each person and that's why our focus is on bringing you personalized recommendations based on timely, relevant, and real user reviews. We'll be there every step of the way to help you find your perfect apartment.

Julia Rizio
VP Operations
juliar@veryapt.com



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Rooftop Deck with
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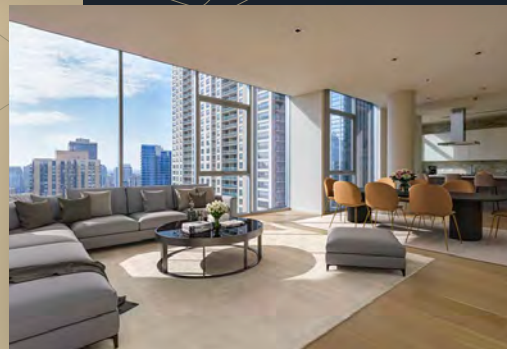
State-of-the-Art Fitness Center
and Yoga Room

Media Lounge with 85-Inch TV

Community Room with
Demonstration Kitchen

Curated Private Art Collection

Pet Spa & Outdoor Dog Run



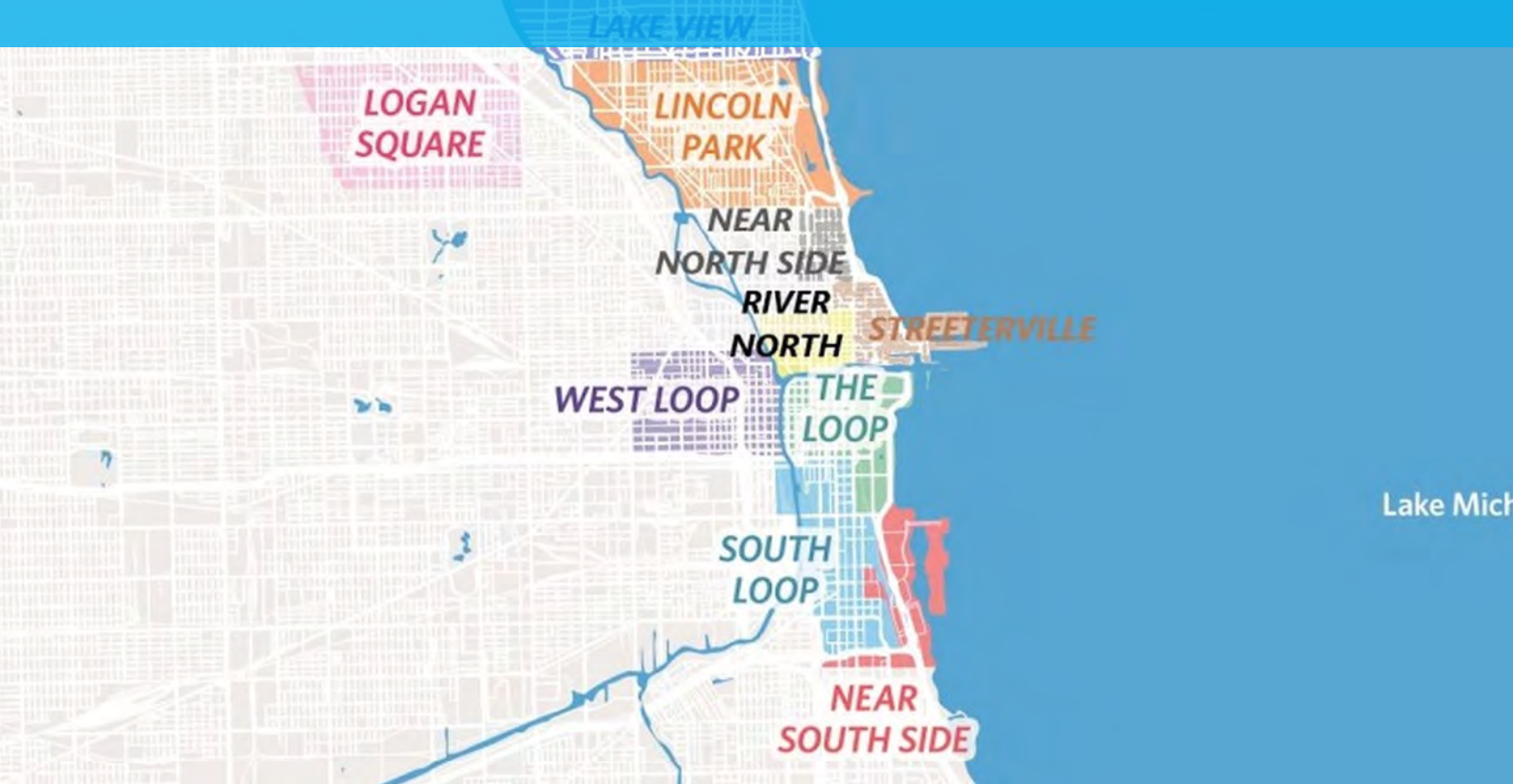
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NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Feinberg Med students



1 Streeterville

65% of Feinberg Med students

Streeterville is a great neighborhood that has everything you need. The area is up and coming and has a strong sense of community as it continues to grow. Many people are choosing Streeterville compared to other parts of Chicago because of the great location.

3 Near North Side

10% of Feinberg Med students

A neighborhood just north of downtown Chicago, Near North Side is the city's oldest area. Reviewers say that accessing transportation couldn't be easier and safety is not a concern. Additionally, dining and shopping options in the area are plentiful.

2 Lakeview

15% of Feinberg Med students

Lakeview is one of Chicago's most desired areas for young professionals and students. Rent is slightly more reasonable than other parts of the city and there's an amazing mix of coffee shops, bars, and restaurants within walking distance.

4 Lincoln Park

5% of Feinberg Med students

Located along the bank of Lake Michigan, Lincoln park is a very popular neighborhood with luxurious houses, abundant greenery, and a rich historical background. This area tends to be a bit more expensive but has a nice mix of more affordable options.

Other Neighborhoods

less than 5% each

- 5 Magnificent Mile
- 6 River North
- 7 Gold Coast
- 8 Uptown
- 9 South Loop

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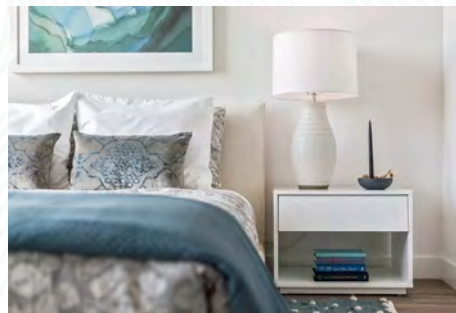
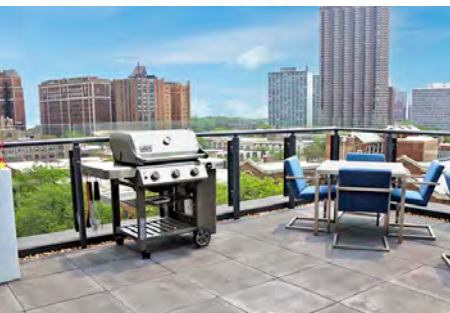
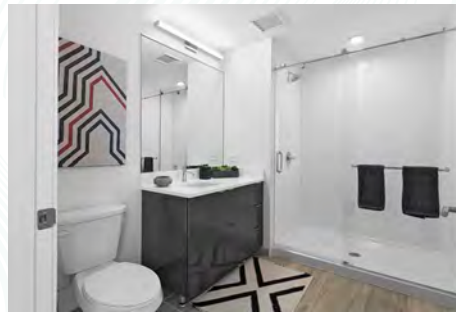
Unwind with a
modern, connected
smart home designed
around your comfort.

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**1, 2 & 3-Br Apartments in Lakeview
near UIC, Northwestern and Rush.**
Easy access to the L train, Lake Michigan,
Wrigley Field, and a variety of dining,
shopping and entertainment options.



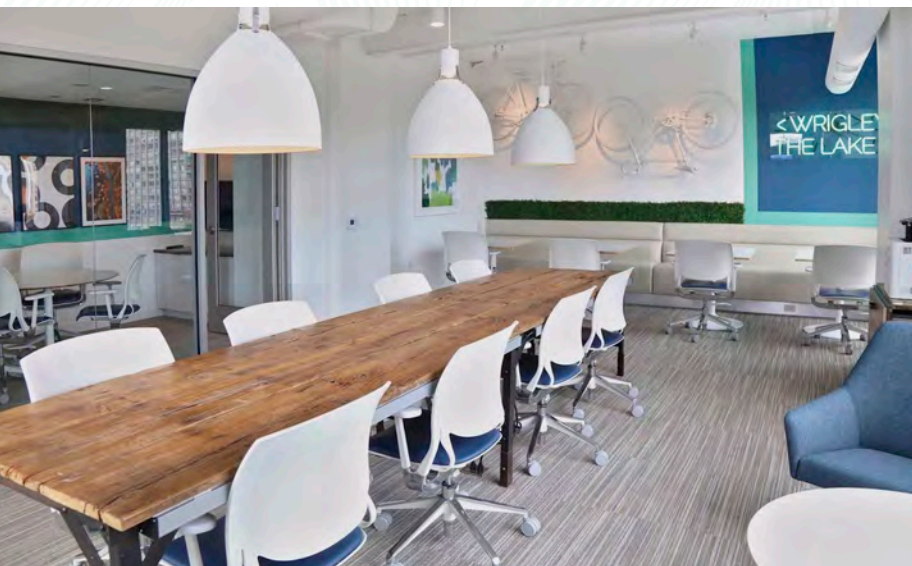
**PENTHOUSE LEVEL
Entertainment Room
with Demonstration
Kitchen**

**PENTHOUSE LEVEL
Co-Working
Lounge**



**STATE-OF-THE-ART
Fitness Center**

**GREEN ROOF PRODUCE
by The Roof Crop**



**1 Gig High Speed Internet
Print With Me
Stainless Steel Whirlpool Appliances
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Garage Parking**

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- PACKAGE ROOM
- INDOOR GARAGE
- BIKE STORAGE
- PET SPAW

North Water Apartments seamlessly blends refined urban living with tranquility. Experience diverse dining along the Chicago River, shop on the Magnificent Mile, and relish Navy Pier's charm. Discover a unique residence where city excitement meets serene retreat.

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Lakeview

Hip Neighborhood with Public Transit Options

ABOUT LAKEVIEW

Lakeview is one of Chicago's most desired areas for young professionals and students, mainly because rent is slightly more reasonable than other parts of the city and there's an amazing mix of coffee shops, bars, and restaurants within walking distance. A bit further from campus, most students will need a car or access to public transportation if planning to live in Lakeview. That said, it is a very walkable area if you're staying local or visiting nearby neighborhoods and public transportation couldn't be easier to take.

Safe

Public Transportation Access

MEDIAN RENTS IN LAKEVIEW

\$1,250

Studio

\$1,600

1 Bedroom

\$2,300

2 Bedroom



WHAT RESIDENTS THINK ABOUT LAKEVIEW



Review by [Feinberg Med Student](#) 📍 908 W ROSCOE ST

Area has a lot of character, a lot of energy. There's something for everyone-coffee shops, sports bars, Boystown, multiple good grocery stores, quiet side streets if you just want to take a walk. And it's relatively affordable compared to other neighborhoods closer to downtown



Review by [Feinberg Med Student](#) 📍 W MELROSE

I love living in Lakeview East and I could not recommend it enough. There is always something to do. It's exactly what I pictured living in the city would be like. I appreciate the less high-rises making it feel more like a neighborhood, but still get the joy of being downtown when on campus. Very accessible to the CTA express bus to Streeterville (takes 15 minutes) and just a 10 minute walk to the Red Line El train stop.

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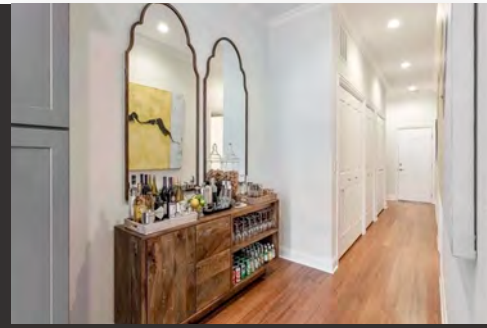
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- › Walking distance to UIC, Columbia College, Metra and CTA Stations



CHICAGO
WELLS PLACE
LUXURY APARTMENTS

1 & 2-Br
Boutique-Style
Apartments
in South Loop



Near North Side

Chicago's Oldest Section

ABOUT NEAR NORTH SIDE

Near North Side is the city's oldest area. For many, accessing transportation couldn't be easier and safety is not a concern. Like many Chicago neighborhoods, dining and shopping options in the area are endless. Near North Side is host to a large number of young professionals and offers both luxury & affordable apartment complexes. The area is perfect for anyone looking to get an authentic taste of Chicago city living. It is easy to get to campus or walk to other lively nearby neighborhoods.

Quiet

Transportation

MEDIAN RENTS IN NEAR NORTH SIDE

\$1,500

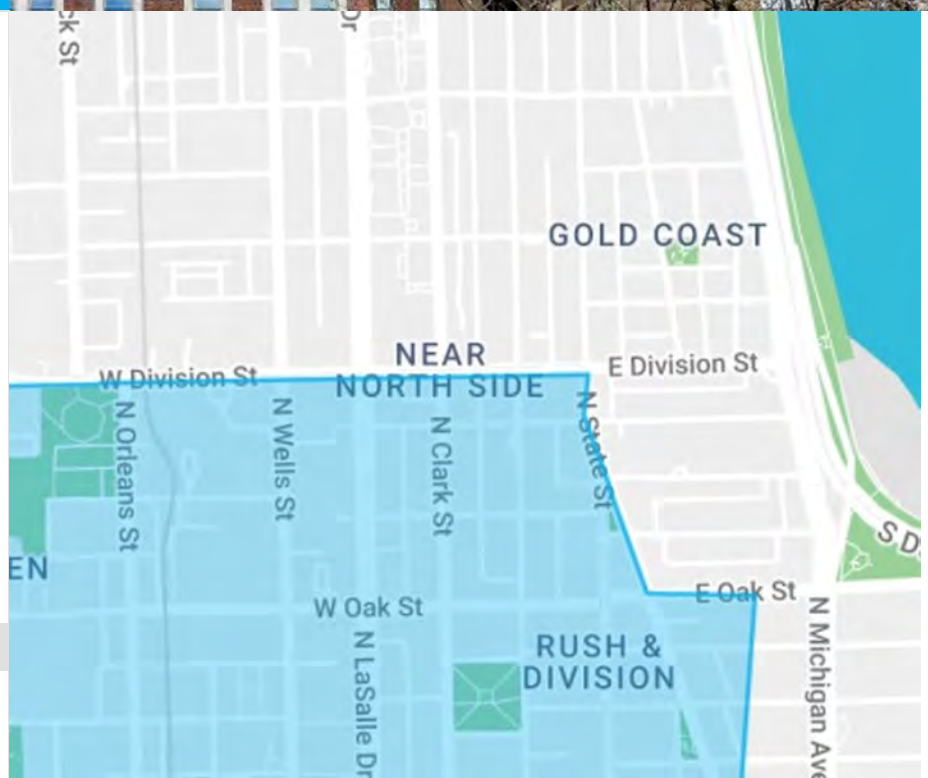
Studio

\$1,800

1 Bedroom

\$2,400

2 Bedroom



WHAT RESIDENTS THINK ABOUT NEAR NORTH SIDE



Review by [Feinberg Med Student](#)

📍 W CHESTNUT

In between River North and Gold Coast, it's more of a quiet neighborhood feel, which I prefer. There are plenty of restaurant options within a 10-minute walk. Solid access to coffee shops, and it is easy to walk to the restaurants and bars. There is a dog park right next to the building, and the FFC gym where there is a student discount is only a 5-minute walk.



Review by [Feinberg Med Student](#)

📍 NEXT APTS

I love Gold Coast - it is lively, well-lit, and nearly everything I need is within walking distance, including the CTA red line. Stores and restaurants around here are generally pretty expensive, however. I've always felt safe walking to and from my apartment at all hours of the day and night.

Contact us (855) 949-5279 | SIENNACHICAGO.COM

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Easy access to Lake Michigan,
the Magnificent Mile, and much more!



WALK TO SCHOOL

- › Loyola University Chicago
- › Northwestern University Feinberg School of Medicine
- › Northwestern University Pritzker School of Law
- › UIC Gleacher Center



CONVENIENT AMENITIES

- › Spacious Rooftop Deck with Grilling Stations & Lounge Furniture
- › Fitness Center with Cardio & Strength Equipment
- › Wi-Fi in Common Areas
- › Dog Run and Pet Grooming



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Lincoln Park

Large, Thriving Neighborhood

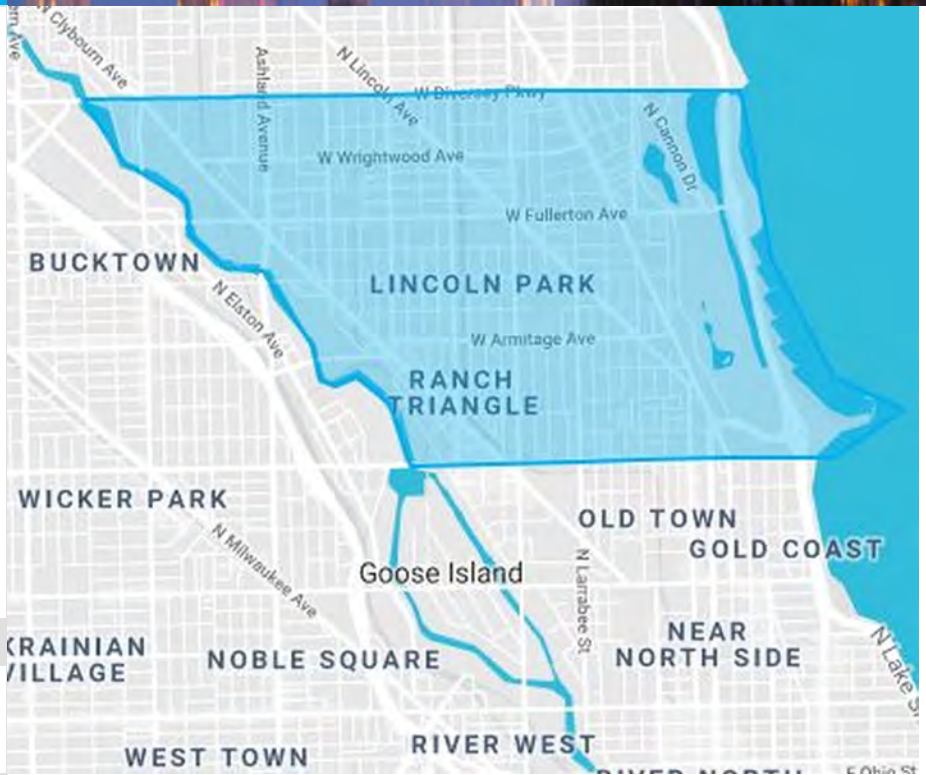
ABOUT LINCOLN PARK

Located along the bank of Lake Michigan, Lincoln park is a very popular neighborhood with luxurious houses, abundant greenery, and a rich historical background. The neighborhood neatly combines modern day units with architectural landmarks like churches and monuments. It's also home to tons of young professionals/grad students working/studying in Chicago.

Great Restaurants and Bars

Walkable

Lack of Parking Spaces



MEDIAN RENTS IN LINCOLN PARK

\$1,300

Studio

\$1,775

1 Bedroom

\$2,520

2 Bedroom

WHAT RESIDENTS THINK ABOUT LINCOLN PARK



Review by [Feinberg Med Student](#) 📍 LINC PARK APTS

Very nice neighborhood feels, peaceful, close to bars and restaurants in Lincoln Park and old town. 20 min commute to Feinberg via bus.



Review by [Feinberg Med Student](#) 📍 441 W GRANT

Love living in Lincoln Park - so many good restaurants and parks around, and it's more removed from the busy downtown area. It's nice to have a little bit of distance from campus. There are multiple bus routes to the hospital (151, 22, 36) that are reliable and usually run every 15-30mins. I thought the commute might be bad, but it's the same amount of time that it previously took me to walk from my Gold Coast apartment to school.

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 - > WATER SPA
 - > SKY LOUNGE
 - > OUTDOOR DECK WITH LOUNGERS, FIRE PIT, GRILLS



- > CYBER CAFE
- > BUSINESS CENTER WITH PRIVATE CONFERENCE ROOMS
- > 73 THEATER



- > DOG RUN AND PET SPA
- > RESERVED GARAGE PARKING
 - > 5-MIN WALK TO SAIC
 - > STEPS AWAY FROM CTA, METRA, AND ZIPCARS



THE PERFECT Lifestyle

Professionally Managed By:



APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$2280+ per renter
 - \$\$\$ \$2070- \$2279
 - \$\$ \$1830- \$2069
 - \$ < \$1830

* 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
211 E Delaware	Apt	8.8	\$			✓	●●●	●●	●●●	●●●●	●●●●
230 East Ontario	Condo	6.0	\$\$				●	●●	●●	●●●●	●●
233 E Erie St	Condo	9.0	\$\$\$				●●	●●	●●●●	●●	●●●●
2714 N. Mildred Street	Apt	9.0	\$\$		✓		●	●	●●●	●	●●
3708 N Sheffield Ave	Apt	8.0	\$				●	●●	●●●●	●●●●	●●
401 E Ontario Street	Condo	8.9	\$\$\$				●●●●	●●●	●●	●●	●●●
420 East Ohio	Apt	8.6	\$\$\$				●●	●●●	●	●●	●●●●
422 & 424 W Melrose	Apt	9.9	\$				●●●●	●●	●●	●●●●	●●●●
474 North Lake Shore	Condo	8.9	\$\$\$				●●●	●●●●	●●●●	●●●	●●
500 North Lake Shore	Apt	9.2	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
535 North Michigan Avenue	Condo	8.9	\$\$				●●●	●●●●	●●●	●●	●●●●
724 W Cornelia Ave	Apt	8.0	\$\$				●●	●●●	●●●●	●	●●●●
732 W Grace	Apt	7.0	\$\$				●●●●	●	●●	●●●	●●
777 North Michigan	Condo	9.0	\$\$\$				●●●	●●●	●●●	●	●●●
850 N Dewitt	Condo	8.4	\$				●●●●	●●●●	●	●	●●●●
Arrive Streeterville	Apt	8.0	\$\$\$\$	✓			●●	●●●●	●●	●●●	●●
Asbury Plaza	Apt	7.2	\$				●	●●●	●	●●	●●●●
Aston Chicago Apartments	Apt	9.8	\$\$\$\$				●●●	●●●●	●	●	●●
Atwater Apartments	Apt	9.5	\$\$\$\$				●●●●	●●●	●	●●●●	●●●●
Axis Apartments and Lofts	Apt	6.4	\$	✓			●	●●	●	●	●●
CityView Condominiums	Condo	9.0	\$\$				●●●	●	●●●●	●	●●●
Fullerton Parkway Towers	Condo	8.7	\$				●●●●	●	●●●	●●●	●●●
Hermitage on Huron	Condo	9.2	\$\$\$\$		✓	✓	●●●●	●●●	●●●●	●●●●	●●
John Hancock Center Condos	Condo	9.1	\$\$\$			✓	●●●	●●●●	●●●●	●●	●●
Kennelly Square	Apt	7.3	\$\$\$				●●	●●●	●●	●●●●	●●
Lake Shore Plaza	Apt	7.5	\$\$\$	✓			●	●●	●●	●	●●
Library Tower	Condo	9.5	\$\$\$		✓		●●●	●●●●	●	●●●	●●●
Manhattan Building	Condo	8.0	\$				●●	●	●●	●●●	●●
Millennium Park Plaza	Apt	7.2	\$\$		✓	✓	●●	●●	●●●	●●●	●●
Pearson on the Park	Condo	7.7	\$\$	✓			●	●	●●	●●	●●
Plaza on Dewitt	Condo	8.2	\$\$				●	●●●●	●●	●●	●●●
Residences at River East Center	Condo	8.8	\$\$\$		✓		●●●	●●●	●●●	●●	●●●
Sheridan Plaza Apartments	Apt	7.0	\$				●●	●●	●●●●	●●●	●●
The Esplanade Apartments	Condo	8.2	\$\$				●●●	●	●●●●	●●	●●●
The Grand Ohio	Condo	8.6	\$\$	✓			●●	●●●	●●●	●●●	●●
The Hensley	Apt	10.0	\$\$\$\$				●●●●	●●	●●●●	●●●●	●●●
The Pelham	Apt	8.0	\$\$				●	●	●●●	●●●●	●●
The Streeter	Apt	9.3	\$\$\$\$		✓		●●●●	●●●●	●	●●●	●●●
Worcester House	Apt	7.3	\$				●●	●	●	●	●●

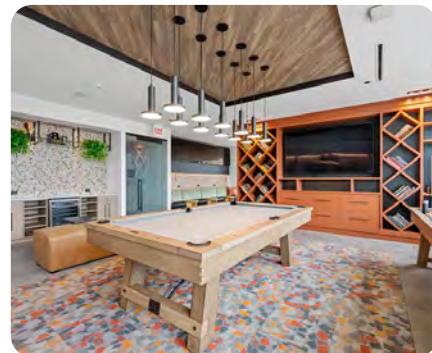
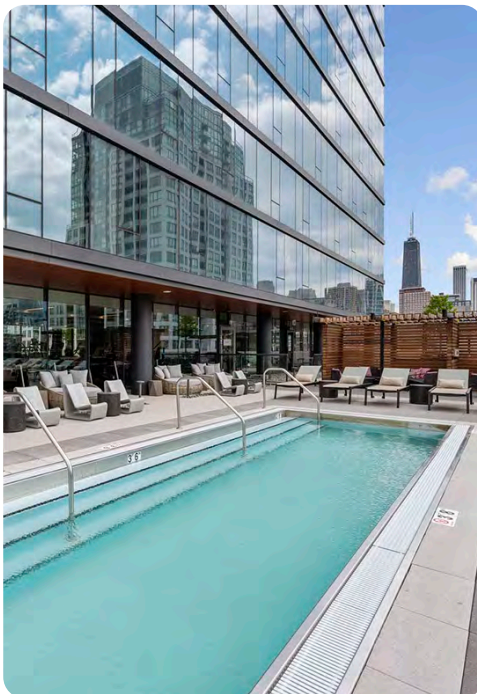
*** Some buildings with fewer than 3 reviews are included above because of high ratings but do not appear in the top 10 lists.

Brand New Luxury Apartments in River North

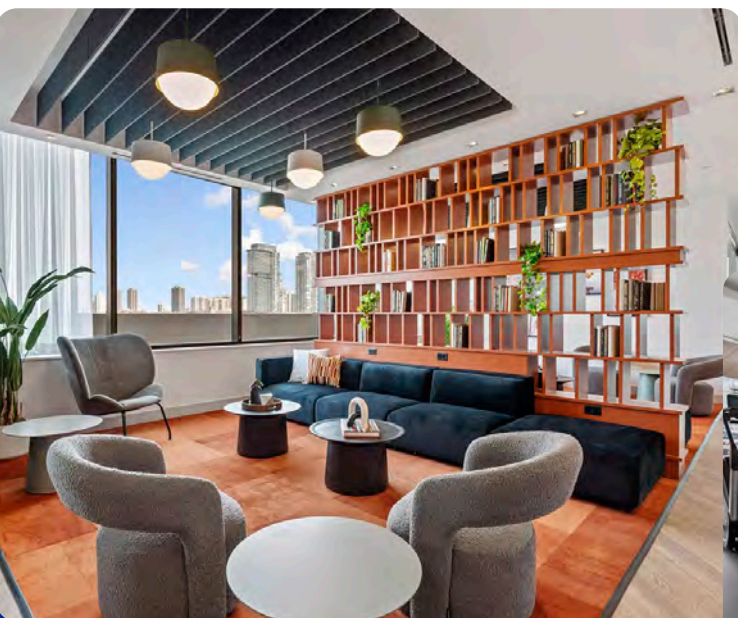
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MOST POPULAR

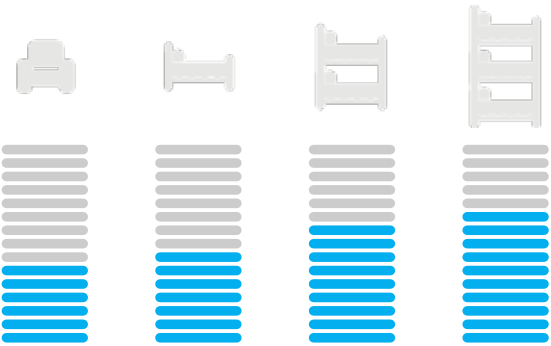
Buildings with the most Feinberg Med students

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

What these buildings typically offer:



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



Studio	1 BR	2 BR	3 BR
\$1,600	\$1,900	\$2,600	\$3,600

TOP 5

1 st	THE GRAND OHIO	10+ PEOPLE
2 nd	ARRIVE STREETERVILLE	8+ PEOPLE
3 rd	AXIS APARTMENTS AND LOFTS	7+ PEOPLE
4 th	PLAZA ON DEWITT	5+ PEOPLE
5 th	THE STREETER	3+ PEOPLE

1st
THE GRAND OHIO
\$\$
10+ PEOPLE

Review by Feinberg Med Student

"Very close to Northwestern, very affordable, many classmates live in this building"

2nd
ARRIVE STREETERVILLE
\$\$\$\$
8+ PEOPLE

Review by Feinberg Med Student

"I love living in Arrive. The location is amazing since you essentially live directly next to the medical campus. As well, the rent includes gym and pool access, courtyard access, upgraded luxury delivery system, a study lounge area with computers, and floor access to a 7/11 below you. Management also is quite responsive and maintenance has fixed issues with no problem. It is pricey because of this but I think it's worth it for all these amenities plus the location. The one downside is the door people don't check IDs for people going on the elevators, so from a safety standpoint that's not ideal."

3rd
AXIS APARTMENTS AND LOFTS
\$
7+ PEOPLE

Review by Feinberg Med Student

"Great location close to campus. Good amenities and gym. Only downside would be a little expensive but everything around here is."

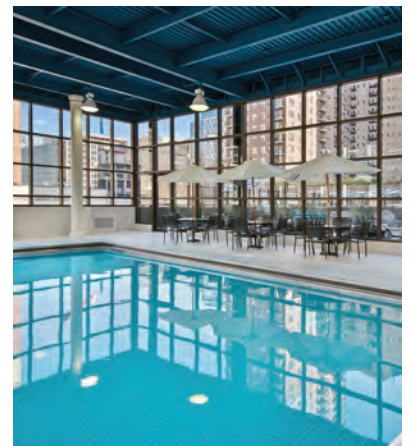
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Lincoln Park
Ravenswood
Rogers Park
South Loop
Streeterville
Uptown
Wicker Park

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HIGHEST RATED

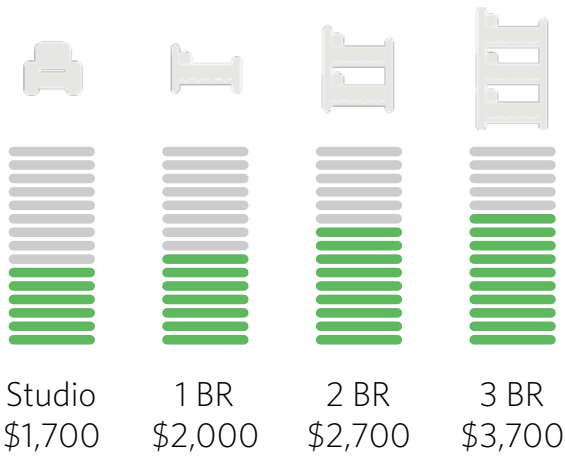
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](http://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	THE HENSLEY	10.0 OVERALL RATING
2 nd	422 & 424 W MELROSE	9.9 OVERALL RATING
3 rd	ASTON CHICAGO APARTMENTS	9.8 OVERALL RATING
4 th	ATWATER APARTMENTS	9.5 OVERALL RATING
4 th	LIBRARY TOWER	9.5 OVERALL RATING

1st **THE HENSLEY** \$\$\$\$ | 10.0 OVERALL RATING
River North

Review by *Feinberg Med Student*
"Really Great"

2nd **422 & 424 W MELROSE** \$ | 9.9 OVERALL RATING
Lakeview

Review by *Feinberg Med Student*
"Love my apartment. Have lived here all 4 years of medical school. Great management. Very responsive! Minimal rent increase."

3rd **ASTON CHICAGO APARTMENTS** \$\$\$\$ | 9.8 OVERALL RATING
Streeterville

Review by *Feinberg Med Student*
"Aston is super nice - amazing doorman and less than a 15-minute walk from campus. We have in-unit laundry, which is a game changer, and a nice gym and a beautiful rooftop jacuzzi. AT&T's internet has been very reliable. Maintenance has been very prompt and does a good job."



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BEST FOR AMENITIES

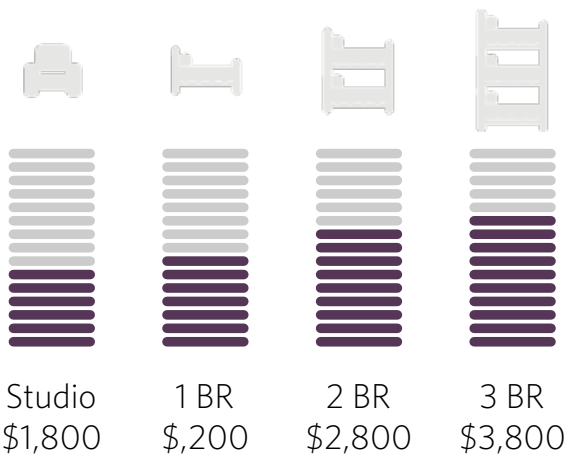
Highest-rated properties for amenities

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	500 NORTH LAKE SHORE	10.0 AMENITY RATING
2 nd	ASTON CHICAGO APARTMENTS	9.8 AMENITY RATING
2 nd	JOHN HANCOCK CENTER CONDOS	9.8 AMENITY RATING
4 th	THE STREETER	9.7 AMENITY RATING
5 th	474 NORTH LAKE SHORE	9.2 AMENITY RATING

1st **500 NORTH LAKE SHORE** \$\$\$\$ | **10.0** AMENITY RATING
Streeterville

Review by Feinberg Med Student
 "Very wonderful building. Great staff, close to school, great gym, great view. Honestly it is a dream to live here. It is expensive so I share with my sister and that brings us down to paying about 1600\$ each per month to share about 700 square feet which is plenty for us but depends if you would want more space."

2nd **ASTON CHICAGO APARTMENTS** \$\$\$\$ | **9.8** AMENITY RATING
Streeterville

Review by Feinberg Med Student
 "Aston is super nice - amazing doorman and less than a 15-minute walk from campus. We have in-unit laundry, which is a game changer, and a nice gym and a beautiful rooftop jacuzzi. AT&T's internet has been very reliable. Maintenance has been very prompt and does a good job."

2nd **JOHN HANCOCK CENTER CONDOS** \$\$\$ | **9.8** AMENITY RATING
Magnificent Mile

Review by Feinberg Med Student
 "I love the views and amenities (including a gym and grocery store on the 44th floor). It's also very close to campus and the hospital. Very responsive management. Only downside is the price varies very widely depending on the unit."



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- ✦ Covered and Uncovered Parking
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BEST FOR VALUE

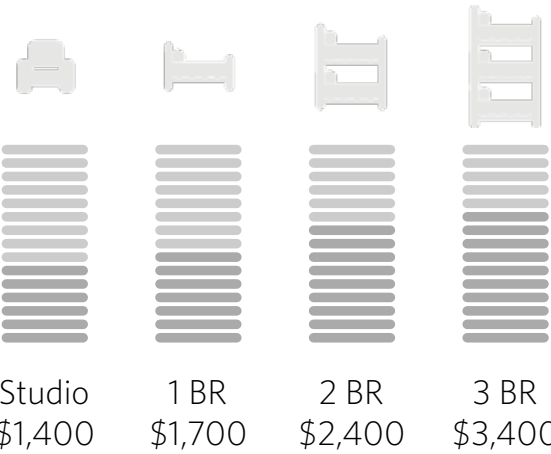
Highest-rated properties for value

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	422 & 424 W MELROSE	9.9 VALUE RATING
2 nd	211 E DELAWARE	8.8 VALUE RATING
3 rd	FULLERTON PARKWAY TOWERS	8.7 VALUE RATING
4 th	3708 N SHEFFIELD AVE	8.0 VALUE RATING
5 th	ASBURY PLAZA	7.2 VALUE RATING

1st **422 & 424 W MELROSE** \$ | **9.9** VALUE RATING
 Lakeview, 424 W Melrose St

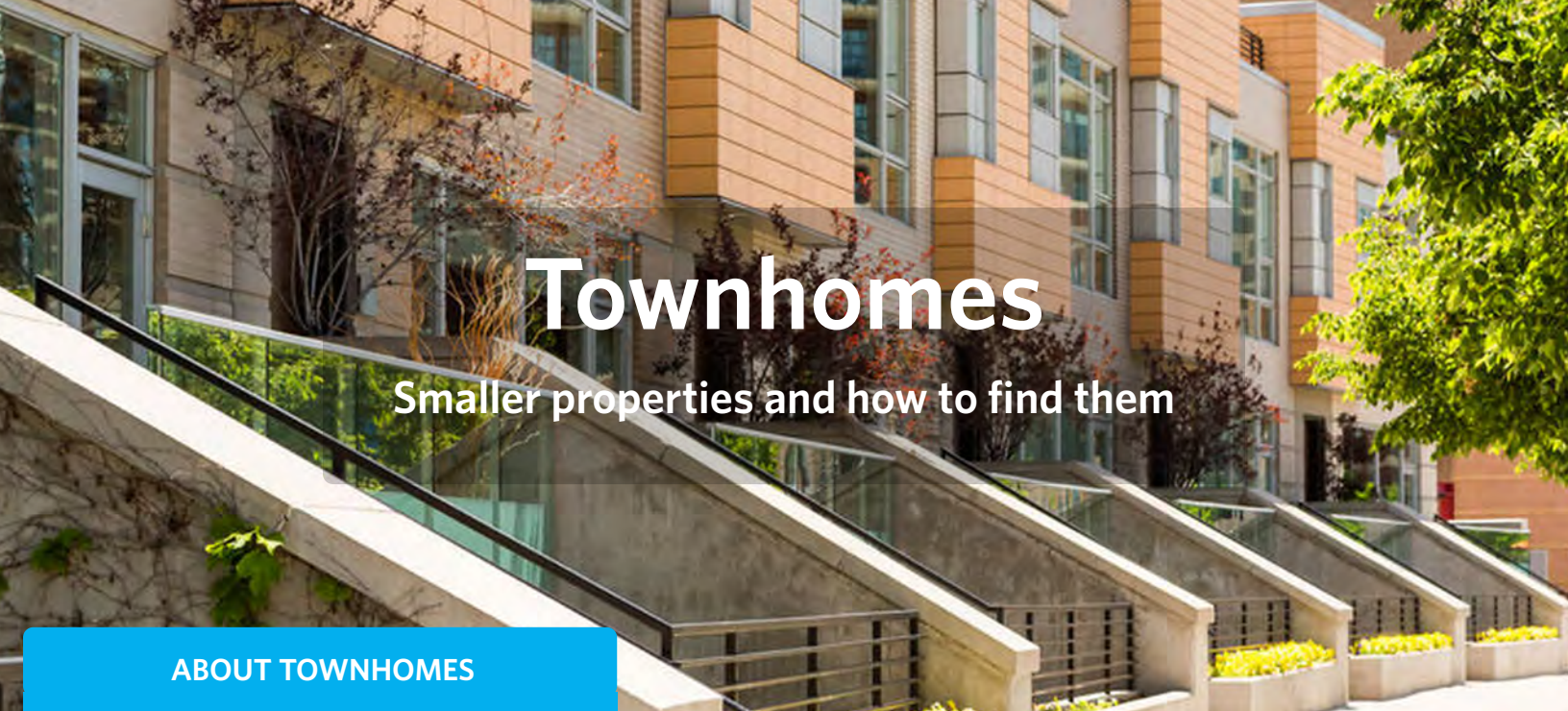
Review by Feinberg Med Student
 "Love my apartment. Have lived here all 4 years of medical school. Great management. Very responsive! Minimal rent increase."

2nd **211 E DELAWARE** \$ | **8.8** VALUE RATING
 Streeterville, 211 E Delaware Pl

Review by Feinberg Med Student
 "Great location, overall quiet building"

3rd **FULLERTON PARKWAY TOWERS** \$ | **8.7** VALUE RATING
 Lincoln Park, 415 W Fullerton Pkwy

Review by Feinberg Med Student
 "Great building maintenance and wonderful location!"



Townhomes

Smaller properties and how to find them

ABOUT TOWNHOMES

Townhomes 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 TOWNHOME

CHEAPER

LARGER FLOOR PLANS

3+ BEDROOMS AVAILABLE

MORE PRIVACY

WHY YOU MAY WANT TO AVOID A TOWNHOME

NO DOORMAN

LESS CONVENIENT LOCATIONS

OLDER CONSTRUCTION

LIMITED AMENITIES

MORE MAINTENANCE ISSUES

Finding a townhome

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

Most Feinberg 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 townhomes - 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 townhomes and you can easily be disturbed by barking dogs, music, or construction. Check out the surrounding area to get a sense for what it may be like.



Lease Terms

Leases with independent landlords are negotiable. Check your lease for restrictions on sub-letters and visitor policies. You may be able to avoid a rent increase by locking in a longer lease.

LANDLORD GRADES

and the Renting Process

GRADE LANDLORD

A-	0 - Condominium - Chicago
A+	Akara Partners
A+	Bozzuto Management
B+	Cardinal Group Management
A+	Community Specialists
A	DK Real Estate Services
A+	Dream Town Realty, Inc.
A+	Hayes Properties Inc.
B	Horizon Realty Group
C+	Laramar Group, LLC
A+	Millenium Park Living, Inc.
A+	The Related Companies
B+	Trinity Property Consultants
A+	Village Green Company
A+	Wirtz Realty Corporation
B	dkliving, A Draper and Kramer Company

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.

The logo for Very Apt, featuring the words "Very Apt" in a stylized, blue, italicized font. The logo is set against a white circular background that is partially overlapping a dark blue background.

QUESTIONS?

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