

REVIEWS AND ADVICE
FROM CURRENT STUDENTS

VANDERBILT LAW SCHOOL

HOUSING GUIDE — 2023 —

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

VeryApt

Intelligent Apartment Search

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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 Nashville. 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 Vanderbilt 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.

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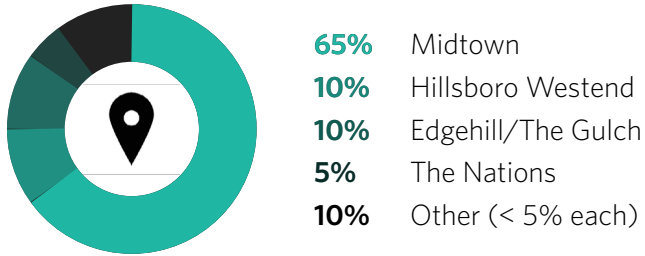
* Prices subject to change

📍 900 Church St | Nashville, TN 37203

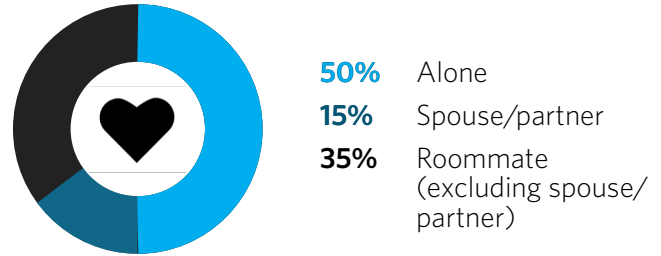
GIARRATANA



Where Vanderbilt Law students live

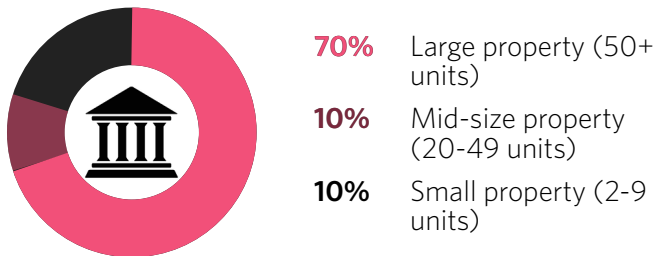


Who Vanderbilt Law students live with

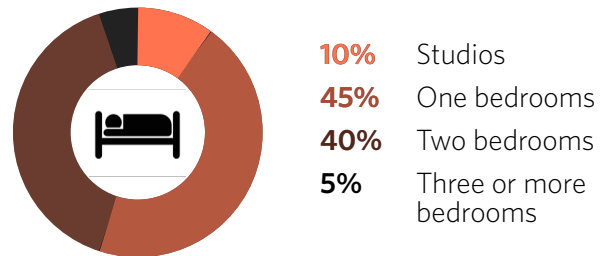


19% of Vanderbilt Law students live with pets

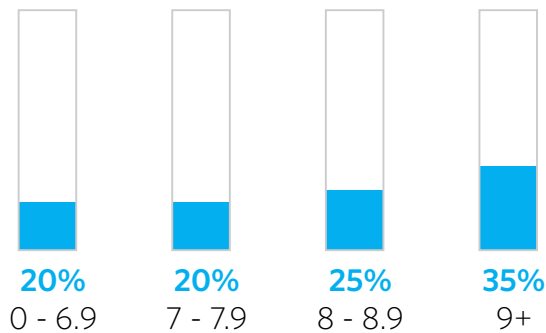
What type of properties Vanderbilt Law students live in



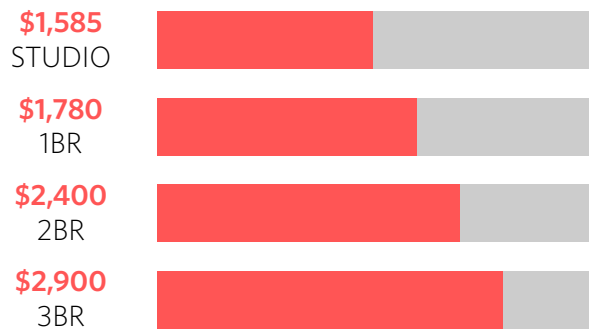
What size residences Vanderbilt Law students live in



Distribution of property ratings



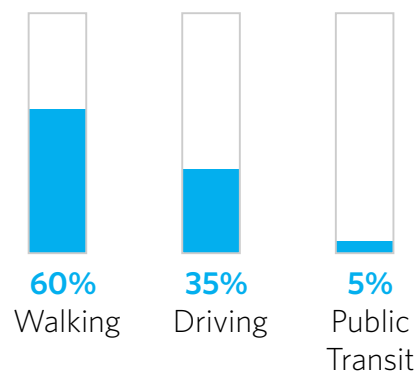
Average rent by apartment size



Rent versus own



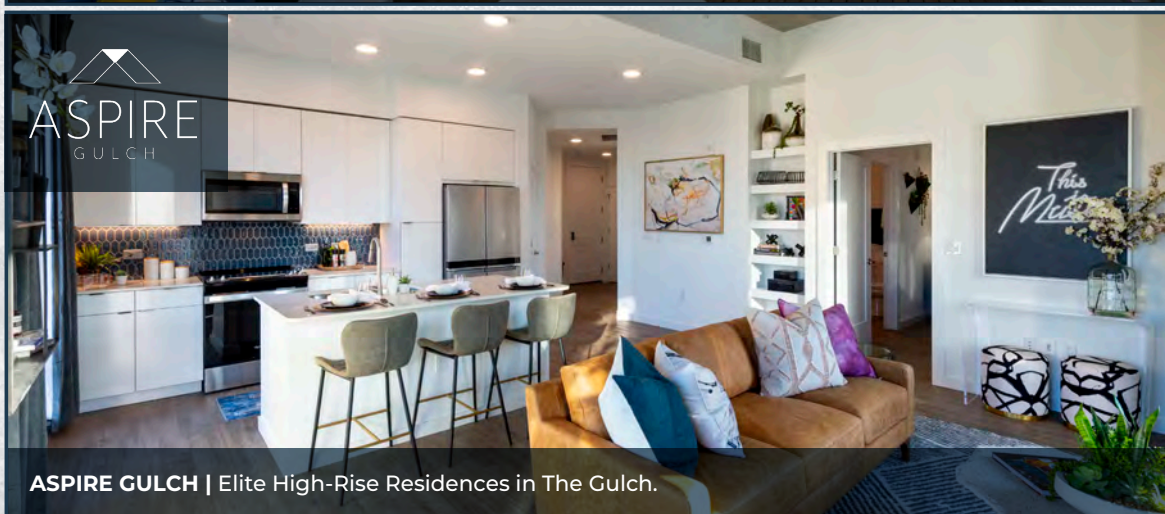
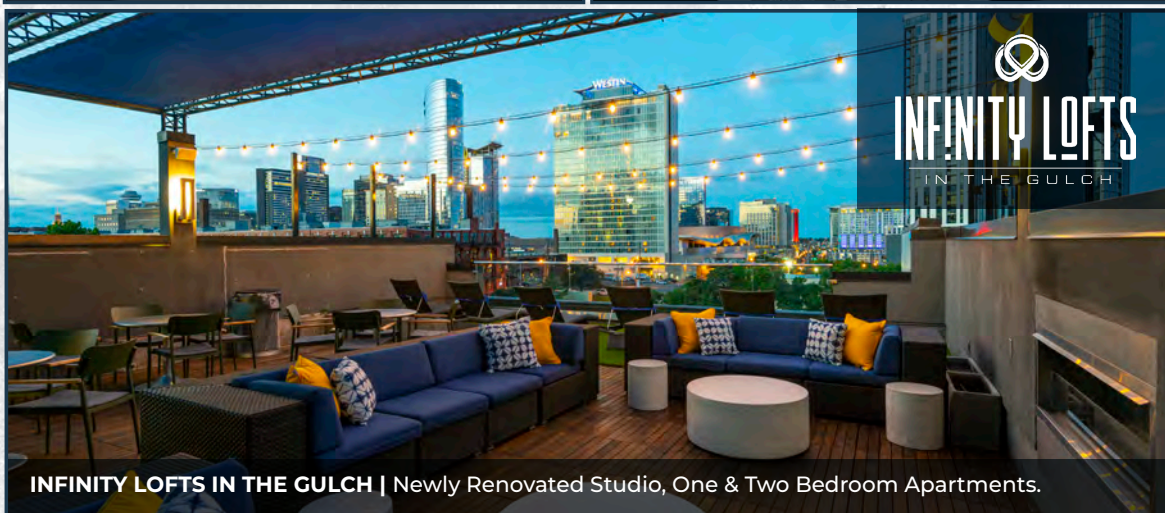
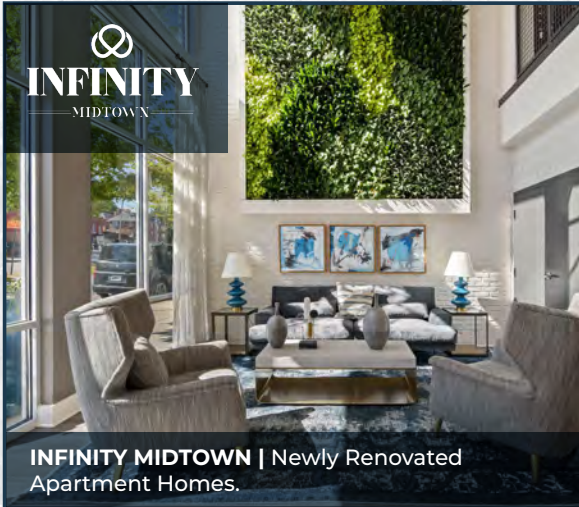
Commute methods




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CHOICE IS UNDER-RATED

- Sky-line deck with fireplace, grills, putting green & gathering spaces.
- Rooftop deck with pool, cabanas & unobstructed city views.
- Fitness center with strength & cardio iFit, CrossFit/Barre studio & indoor/outdoor yoga.
- Hotel-inspired two-story lobby with study pods & co-working spaces.

**ALL VANDERBILT
STUDENTS RECEIVE
ONE-MONTH FREE
ON SELECT UNITS***

• Contact Leasing Team for full details

Rent with Confidence

Time Savers

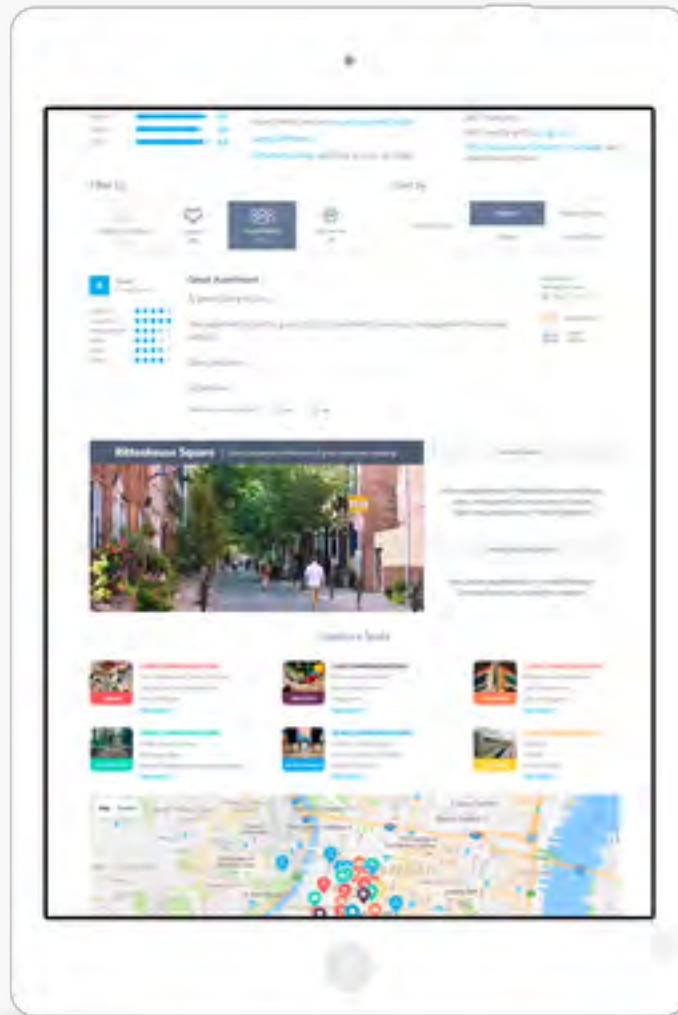


All the information you need in a single place. Photos, prices, floor plans, maps, and amenities - VeryApt has you covered.

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

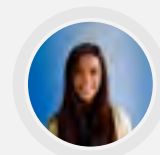


Hundreds of verified apartment reviews from current and past tenants that help you make an informed decision about where you want to live.

WHY WE STARTED VERYAPT

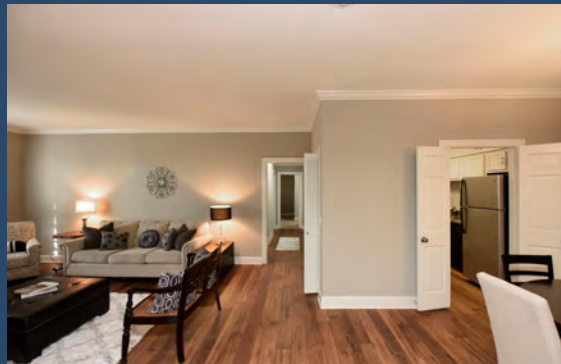
VeryApt was born from the simple realization that the small things about an apartment are often the most important: a friendly doorman, lots of sunlight in the living room, a running trail nearby, or that amazing hole-in-the-wall Thai restaurant across the street. We understand that the frustrations 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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Newly Designed Apartment Homes in Midtown

ELLISTON *Twenty three*

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#1 Neighborhood in Nashville

Resort-style Pool with Sundeck

Stunning Rooftop featuring Grills
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24-Hr State-of-the-art Fitness Center

Game Room with Shuffle Board
and Billiards Table

Resident Lounge

Private Conference Room

Beautifully Landscaped Courtyards

Sweeping City Views

Rooftop Dog Park with Lounge Area

Elevated, On-trend Finishes

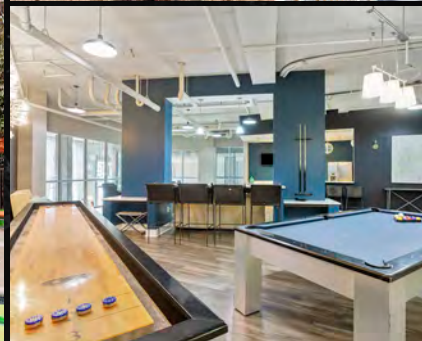
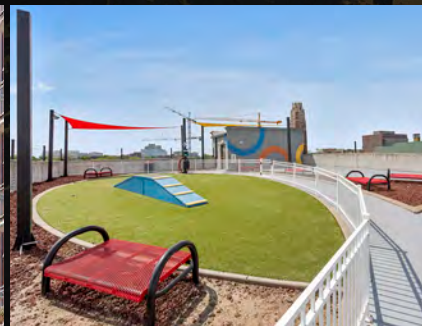
* Shibusu Kitchen and Bathroom Tile

* Navajo Wood Flooring

* New Stainless Steel Whirlpool
Appliances

* in renovated units

**NEW OFFER > ONE MONTH
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📍 2312 Elliston Place
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✉ elliston@avenue5apt.com



PET-FRIENDLY
COMMUNITY

NEIGHBORHOODS EXPLAINED

An overview of the most popular neighborhoods for Vanderbilt Law students



1 Midtown

65% of Vanderbilt Law students

With Vanderbilt University being right in the heart of Midtown, it is home to lots of students and staff living near the campus. Because of that, this area offers great nightlife and lots of social opportunities.

3 Edgehill/The Gulch

10% of Vanderbilt Law students

The Gulch is known for its hip and trendy atmosphere full of upscale buildings, restaurants, and stores. It is situated just south of downtown and was historically an old industrial area that has recently emerged as one of the most sought after places to live in Nashville.

2 Hillsboro West End

10% of Vanderbilt Law students

Close-by to local universities, Hillsboro West End features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment.

4 The Nations

5% of Vanderbilt Law students

A great spot for locals away from the hustle and bustle of the more touristy areas. Despite being further from the action, The Nations is home to plenty of trendy restaurants, coffee shops, and breweries. The area has evolved over the past few years, and residents rave about its walkability to lots of activities.

Other Neighborhoods

less than 5% each

5 Germantown

6 12 South

7 Sylvan Park

8 North Nashville

9 South Nashville



Live in the heart of Music Row Near Vanderbilt & Belmont University

- Open-concept layouts with fully-equipped kitchens and generous living areas
- Cozy bedrooms with oversized walk-in closets
- Full-Size washer and dryer
- Private patio or balcony
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- Gourmet coffee bar with complimentary wifi
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1, 2, and 3-Bed Floor Plans | Building-Wide WIFI | 24-hr Gym & Cycling Studio | Pool & Social Deck
Work Hub w/ Study Nooks | Garage Parking & Bike Storage | Smart Building w/ Limited Remote Access

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Specials

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3 BLOCKS FROM CAMPUS
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Work Room w/ Study Pods
Garage Parking and Bike Storage
Smart Building w/ Limited Remote Access

LiveFallyn.com [VIEWS FOR LEASE](#)  [FallynNashville](#)

Midtown

Buzzing and Diverse Collegetown

ABOUT MIDTOWN

Located Southwest of Downtown Nashville, Midtown offers buzzing Nightlife, shows, and rock gigs. With a variety of bars and parks, there is plenty to do in this district. It is both walkable and lies near downtown making it very convenient as a living option. Midtown is also 1.5 miles from Belmont's campus, so the commute is fairly easy.

Nightlife

Collegetown

Performances

Convenient Location



MEDIAN RENTS IN MIDTOWN

\$1,460

Studio

\$1,585

1 Bedroom

\$2,120

2 Bedroom

WHAT RESIDENTS THINK ABOUT MIDTOWN



Review by [Vanderbilt Law Student](#) 📍 BRISTOL ON BW

Midtown has a lot of bars and restaurants which is a pro, but it can be busy and loud with tourism Thursday through Monday. There is a lack of green space compared to other neighborhoods. However, it is incredibly convenient for walking to the law school and being close to the many other students that live in the area.



Review by [Vanderbilt Law Student](#) 📍 ARTEMIS

Good neighborhood, close to Vandy, with tons of things to do, whether bars or restaurants. Close enough to the city to feel urban, but far enough from downtown to avoid Broadway crowds and other negatives.

LIVE THE GRAND LIFE

A PRESTIGIOUS WEST END ADDRESS

From the sumptuous lobby, fully equipped fitness center to open concept one and two-bedroom apartment homes, every detail of **Twenty & Grand** reflects good taste and abiding concern for comfort.

Spacious closets, full-size washer and dryer, stainless steel appliances, gourmet kitchens and modern bathrooms are standard in every apartment.



LESS THAN A BLOCK FROM VANDERBILT CAMPUS

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Hillsboro Westend

A vibrant, tight-knit neighborhood

ABOUT HILLSBORO WESTEND

Hillsboro Village features a community lined with local retailers and restaurants. Very walkable, and situated between Vanderbilt and Belmont University, it creates a lively urban environment. With a great collection of shops, boutiques, and restaurants, there is never a dull moment here.

Boutiques

Bars and Restaurants

Local Business

Urban



MEDIAN RENTS IN HILLSBORO WESTEND

\$1,045

Studio

\$1,450

1 Bedroom

\$2,000

2 Bedroom

WHAT RESIDENTS THINK ABOUT HILLSBORO WESTEND



Review by [Vanderbilt Law Student](#)

📍 THE GROVE

It's a quiet neighborhood that's still close to the city's excitement. There are great restaurants and a nearby park, too.



Review by [Vanderbilt Law Student](#)

📍 THE GROVE

Great for young adults and students. Great walking space for pets, compared to other apartments closer to Vanderbilt, and the commute to school is very reasonable (although, traffic on West End varies). Great shops and restaurants are close-by.





Kenect Nashville

Centrally located within walking distance to Vanderbilt and just 4 miles from Belmont, Kenect Nashville caters to the on-the-go professional. Take advantage of furnished apartments, expansive amenities, and 24 hour shared workspace in the heart of Midtown. Call to ask about student and faculty perks or short-term lease options.



It's all within reach.

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kenect
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Urban *style* HISTORIC ELEGANCE

LIVE IN BEAUTIFUL WEST END.

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 - ✔ Central Heating and Air*
 - ✔ Renovated Kitchens*
 - ✔ Abundant Closet Space
 - ✔ Storage Space
 - ✔ 9-Ft Ceilings
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- *In select apartment homes

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Lee Apartments

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📍 2108 Hayes Street
Nashville, TN 37203



Continental Condos

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Nashville, TN 37203

STUDIO
starting at
\$1,179

1BR
starting at
\$1,279

2BR
starting at
\$1,489

3BR
starting at
\$1,699

Edgehill/The Gulch

Lively and Historic Music Spot

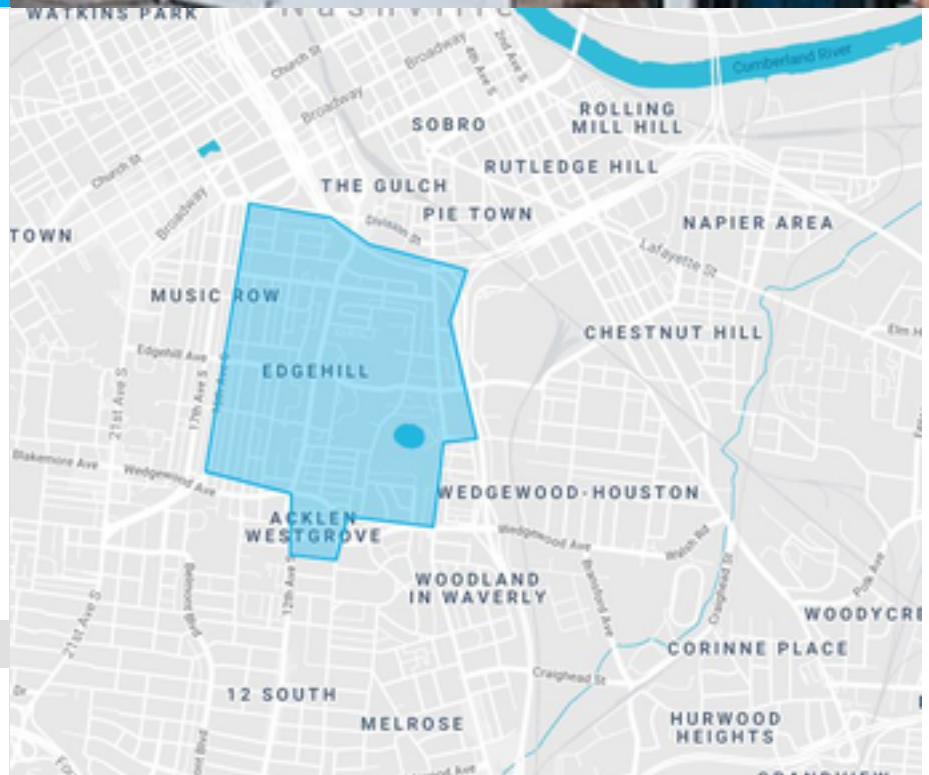
ABOUT EDGEHILL/THE GULCH

Edgehill and The Gulch is in fact the heartbeat of Nashville's music infrastructure. The area serves as a focal point for country music, featuring the Country Music Hall of Fame, as well as a variety of walkable businesses. It is described as a hub of great stores, restaurants and cafes surrounding the bustle of Music Industry, academics, and other business.

Students

Short Commute

Alive



MEDIAN RENTS IN EDGEHILL/THE GULCH

\$1,350

Studio

\$1,500

1 Bedroom

\$2,000

2 Bedroom

WHAT RESIDENTS THINK ABOUT EDGEHILL/THE GULCH



Review by [Vanderbilt Law Student](#) 📍 INFINITY MR

We are located between midtown and the Gulch, which is the best of both worlds. We are walking distance from the law school but also to most restaurants and shopping in the Gulch area. Only a 4 min drive to school.



Review by [Vanderbilt Law Student](#) 📍 INFINITY LOFTS

Very cool neighborhood with plenty of restaurants and bars to visit. Also a short walk downtown. Highly recommend Biscuit Love or Milk and Honey for brunch.

The Nations

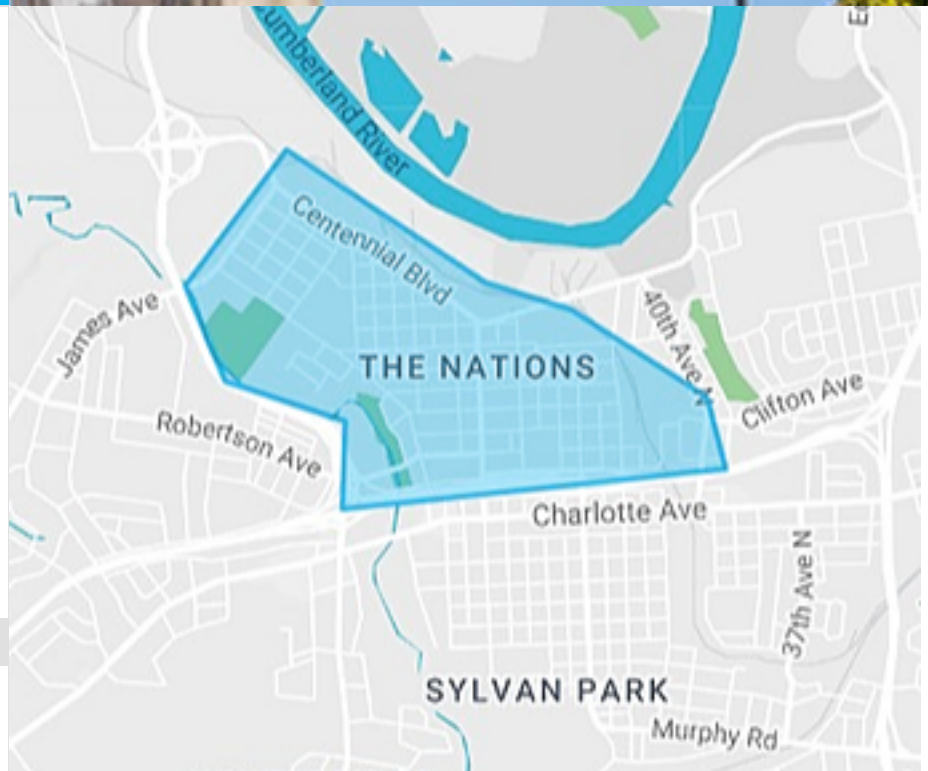
Lots of Development

ABOUT THE NATIONS

A great spot for locals away from the hustle and bustle of the more touristy areas. Despite being further from the action, The Nations is home to plenty of trendy restaurants, coffee shops, and breweries. The area has evolved over the past few years, and residents rave about its walkability to lots of activities. It is a great spot for families or people looking to be in a quieter area.

Quiet

Up-and-Coming



MEDIAN RENTS IN THE NATIONS

\$1,100

Studio

\$1,400

1 Bedroom

\$1,900

2 Bedroom

WHAT RESIDENTS THINK ABOUT THE NATIONS



Review by [Vanderbilt Law Student](#)

📍 HOUSE

10 minutes from campus, lots of local restaurants, bars, shops. Easy access to downtown, grocery stores, parks, etc.



Review by [Vanderbilt Law Student](#)

📍 HOUSE

12 minute drive to campus, lots of cool coffee shops/bars/restaurants, close to Trader Joes, Kroger, Costco, and more. Great area to be in.

APARTMENT RATINGS

KEY

- Excellent for a category
 - Great
 - Average
 - Below average
- \$\$\$\$ \$1920+ per renter
 - \$\$\$ \$1560- \$1919
 - \$\$ \$1350- \$1559
 - \$ < \$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
1505 Demonbreun	Apt	6.1	\$\$\$				●●●	●●●	●	●●	●●
1818 Church	Apt	7.5	\$\$				●●●	●●	●	●●	●●●
Acklen West End	Apt	9.0	\$\$		✓		●●●●	●●●●	●●●	●●●	●●●●
Aertson Midtown	Apt	8.1	\$\$\$	✓	✓		●●	●●●●	●●	●●●●	●●●
Americana Apartments	Apt	8.0	\$			✓	●●●	●●	●●●	●●●	●●●
Apex Glassworks	Apt	8.0	\$\$				●●●●	●●●	●●	●	●●●
Artemis Midtown	Apt	8.4	\$\$\$	✓			●●	●●●	●●●●	●●●	●●
Artisan on 18th	Apt	7.2	\$\$\$\$				●●	●●	●	●●●	●●●
Aspire Gulch	Apt	8.0	\$\$\$				●●	●●	●	●●●	●●●
Avana Bellevue	Apt	7.0	\$		✓		●●	●	●●	●	●●
Bennie Dillon Original Lofts	Apt	9.0	\$\$			✓	●●	●●	●●	●●	●●●●
Braxton Music City	Apt	6.0	\$				●●	●●	●●●	●●	●●
Bristol on Broadway	Apt	8.0	\$	✓			●●	●●	●●●●	●●●●	●●
Camden Music Row	Apt	8.8	\$\$\$\$				●●●	●●●●	●	●●●●	●●●●
Capitol Towers	Apt	6.0	\$				●●	●	●●●	●	●●
Chateau	Apt	6.0	\$				●●	●●●	●●	●●	●●
Columns Condominiums	Condo	7.3	\$\$				●●●●	●	●●●●	●	●●
Eleven North	Apt	7.9	\$\$\$			✓	●●●	●●●●	●●	●●●●	●●●●
Elliston 23	Apt	7.1	\$\$\$\$				●●●	●●●	●	●●	●●●
Elliston Place Quarters	Apt	7.0	\$				●●	●	●●●	●	●●
Fallyn	Apt	10.0	\$\$\$\$				●●●●	●●●●	●●●	●●●●	●●●●
Icon in the Gulch	Apt	9.6	\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●●
Infinity Lofts in the Gulch	Apt	7.0	\$\$\$				●●●●	●●	●●●●	●●●●	●●●●

** Buildings with fewer than 3 reviews or ratings below 7.0 are not listed in this guide but reviews can be found online at VeryApt.com.

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

APARTMENT RATINGS

	Property Type	Rating	Price Range	Most Popular	Best for Pets	Best for Families	Management	Amenities	Value	Social	Safety
Infinity Midtown	Apt	7.3	\$\$\$				●●●	●●	●●	●●●	●●
Infinity Music Row	Apt	7.7	\$\$\$\$				●●	●●●●	●●●●	●●●●	●●
Kenect Nashville	Apt	8.0	\$\$\$\$				●●●	●●●	●●	●●●	●●●●
Millennium Music Row	Apt	8.4	\$\$\$\$	✓			●●●●	●●●●	●●●	●●●●	●●●●
NOVEL Edgehill	Apt	9.0	\$\$\$\$				●●●●	●●●●	●●●●	●●●●	●●●
Note 16	Apt	8.2	\$\$\$				●●	●●	●	●●	●●●●
Olympus Midtown	Apt	6.9	\$\$	✓			●●	●●	●●	●●	●●
Opus 29	Apt	7.6	\$\$\$				●●●●	●●●	●●	●●●●	●●
Park Central	Apt	8.4	\$\$				●●	●●●	●●	●●●	●●●
Station 40	Apt	7.5	\$\$\$\$		✓		●●	●●●	●●●●	●●	●●●
Summit at Nashville West	Apt	8.4	\$				●●	●	●●●●	●	●●●●
The Grove	Apt	8.5	\$\$				●●●●	●●●●	●●●●	●●●	●●●
The Grove Richland	Apt	8.8	\$\$		✓		●●●	●●●●	●●●	●●●	●●●
The Lee Apartments	Apt	7.4	\$				●●	●	●●●	●●●	●●
The Morris	Apt	8.8	\$	✓			●●●●	●●●●	●●●	●●●●	●●●●
The Pearl	Apt	8.0	\$				●●●	●●●	●●●●	●●●	●●
The Westboro Apartments	Apt	7.1	\$				●●	●	●	●●	●●
Twenty & Grand	Apt	8.0	\$\$	✓			●●●●	●	●●	●●	●●●
Villager West	Condo	6.0	\$				●●	●	●●●●	●	●●
West 46th Apartments	Apt	7.5	\$				●●●	●●●	●●●	●●	●●
West End Village Apartments	Apt	6.9	\$\$\$				●●	●●●	●	●●●	●●
Western Hills Apartments	Apt	7.0	\$				●●	●●	●●	●	●●

ABOUT OUR CATEGORIES

Property Type

Apartment (Apt) Properties with one building manager. Often have consistent pricing/features.

Condo Properties with multiple owners. Lease terms and features can vary significantly by unit.

Key Building Factor Ratings

Overall Rating Overall feedback on building quality.

Popularity Estimated # of students in the building.

Living Situation Ratings

Families How students with partners and/or children rated the building.

Pet Owners How students with pets rated the building.

Building Quality Ratings

Management Maintenance and service quality.

Amenities In-room and building features beyond the basics.

Value Building quality given cost of rent.

Social Building community and social scene.

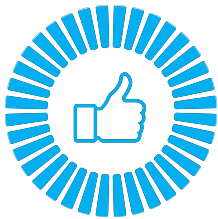
Safety Building neighborhood safety.

MOST POPULAR

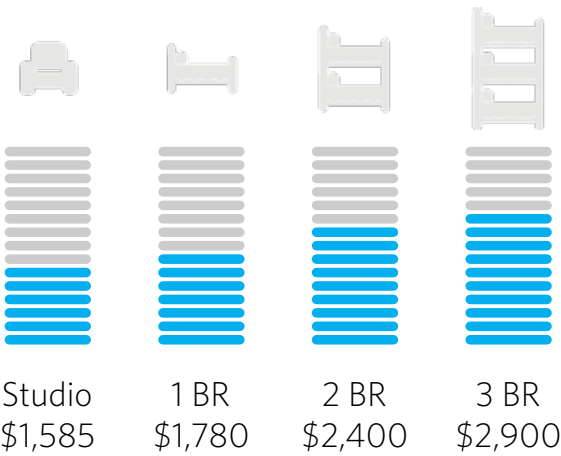
Buildings with the most Vanderbilt Law students

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

What most grad students typically look for:



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



TOP 5

1 st		AERTSON MIDTOWN	18+ PEOPLE
2 nd		BRISTOL ON BROADWAY	15+ PEOPLE
3 rd		THE MORRIS	12+ PEOPLE
4 th		ARTEMIS MIDTOWN	10+ PEOPLE
5 th		TWENTY & GRAND - 1-MONTH FREE SPECIAL FOR AVAILABLE UNITS!	8+ PEOPLE

1st
\$\$\$
18+ PEOPLE

AERTSON MIDTOWN

Midtown, 905 20th Ave S

Review by Vanderbilt Law Student

"Great amenities, amazing location, beautiful rooms, quiet building, with lots of other law students near by."

2nd
\$
15+ PEOPLE

BRISTOL ON BROADWAY

Midtown, 1803 Broadway

Review by Vanderbilt Law Student

"Each apartment is individually owned so that makes Bristol a little different for each person. In general, all the apartments are pretty spacious, gym has everything you could need, there's a secure garage with assigned parking, and it feels safe as a young woman living alone! Sometimes management can be slow to fix things in the building and it is an older/less luxurious building than others around the school. But, if you get a good price, this is a great place to live if you're considering midtown."

3rd
\$
12+ PEOPLE

THE MORRIS

Midtown, 818 19th Ave S

Review by Vanderbilt Law Student

"I feel as though living in the Morris is safe, secure, and pleasant. Within walking distance of school, management is kind and responsible, amazing amenities, and I have a very nice space for me and my cat."

HIGHEST RATED

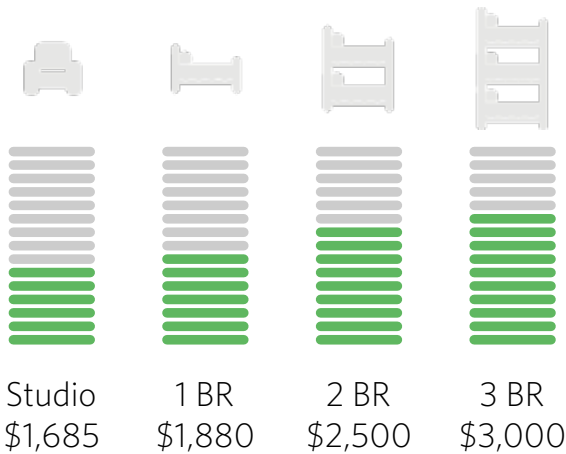
Buildings with the best overall ratings

[READ MORE REVIEWS AT VERYAPT.COM](https://www.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	 FALLYN	10.0 OVERALL RATING
2 nd	 ICON IN THE GULCH	9.6 OVERALL RATING
3 rd	 NOVEL EDGEHILL	9.0 OVERALL RATING
3 rd	 ACKLEN WEST END	9.0 OVERALL RATING
3 rd	 BENNIE DILLON ORIGINAL LOFTS	9.0 OVERALL RATING

1st

FALLYN
Midtown

\$\$\$\$ | 10.0 OVERALL RATING



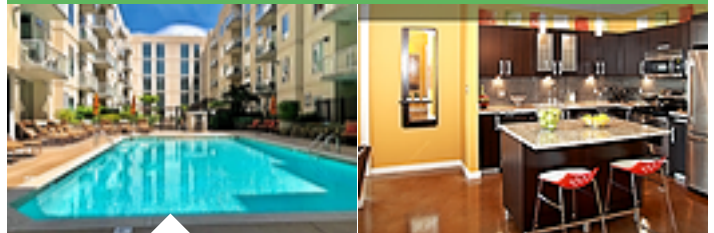
Review by *Vanderbilt Law Student*

"The building opened in summer 2022 and the apartments are awesome. Tons of different floor plans available. Amenities include work spaces and private work rooms, a gym, a pool, a rooftop lounge."

2nd

ICON IN THE GULCH
The Gulch, 600 12th Ave S

\$\$\$ | 9.6 OVERALL RATING



Review by *Vanderbilt Law Student*

"It's a condo so there are not many units for rent but it is great. Amazing location, concierge, and great gyms/pools."

3rd

NOVEL EDGEHILL
Edgehill, 801 12th Ave S

\$\$\$\$ | 9.0 OVERALL RATING



Review by *Vanderbilt Law Student*

"The building is essentially brand new - it opened in December 2021 and construction was completed in the spring of 2022. The amenities are great, and the building management is friendly, easy to work with, and responsive. The building periodically hosts events open to residents such as free "grab and go" breakfasts that are convenient. Cons include that rent costs do not include monthly parking and amenities fees, and that as of now the building requires residents to use a third-party package delivery service."

BEST FOR AMENITIES

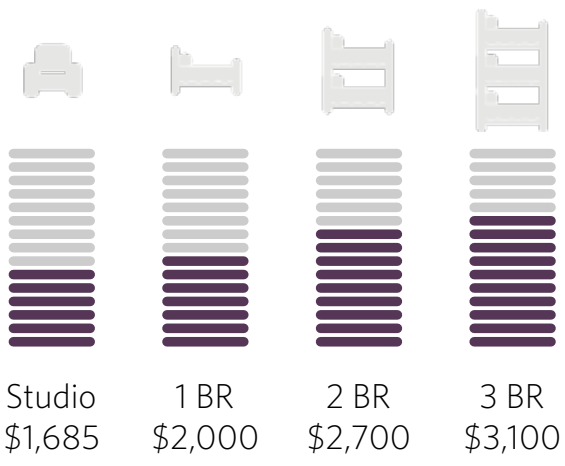
Highest-rated properties for amenities

READ MORE REVIEWS AT VERYAPT.COM

What top amenity properties typically offer:



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



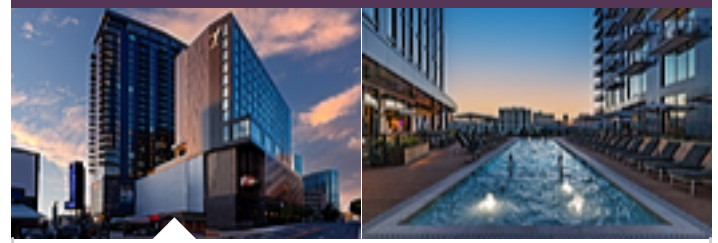
TOP 5

1 st	FALLYN	10.0 AMENITY RATING
2 nd	INFINITY MUSIC ROW	9.7 AMENITY RATING
3 rd	ELEVEN NORTH	9.4 AMENITY RATING
4 th	ACKLEN WEST END	9.2 AMENITY RATING
5 th	CAMDEN MUSIC ROW	9.0 AMENITY RATING

1st

FALLYN
Midtown

\$\$\$\$ | 10.0 AMENITY RATING



Review by Vanderbilt Law Student
 "New building with fantastic amenities. There's a pool, gym, and rooftop plus places to study and entertain. I've liked it here but it can be expensive"

2nd

INFINITY MUSIC ROW
The Gulch

\$\$\$\$ | 9.7 AMENITY RATING



Review by Vanderbilt Law Student
 "I have lived there for all 3 years of law school and have been happy overall. We have a restaurant/bar underneath the building which can get loud at times, but it's not horrible. Amenities are great, nice pool, gym, high-end common room, dog park, package lockers, and valet trash service. I will say the elevators and entry doors get messed up a lot which is annoying, but overall it's been manageable."

3rd

ELEVEN NORTH
Midtown

\$\$\$ | 9.4 AMENITY RATING



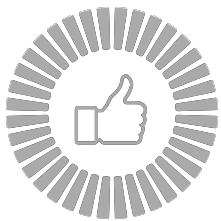
Review by Vanderbilt Law Student
 "I love my building, it's amenities and location but the rent price is exceptionally high for the size of my unit. All in all, I do highly recommend the price if you are able to afford it. Otherwise, keep looking for a better deal."

BEST FOR VALUE

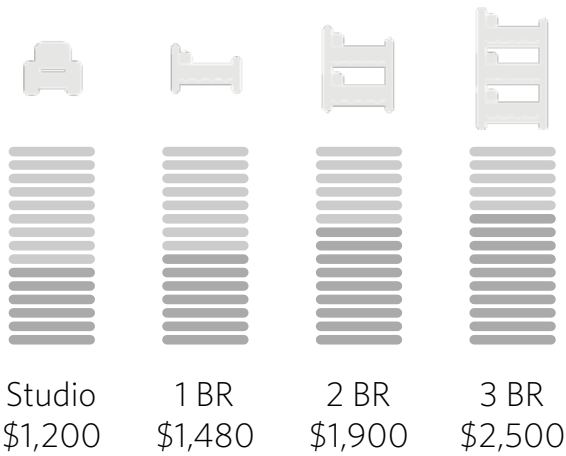
Highest-rated properties for value

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		SUMMIT AT NASHVILLE WEST	9.1 VALUE RATING
2 nd		THE PEARL	9.0 VALUE RATING
3 rd		VILLAGER WEST	8.9 VALUE RATING
4 th		BRISTOL ON BROADWAY	8.8 VALUE RATING
5 th		INFINITY LOFTS IN THE GULCH	8.6 VALUE RATING

1st



SUMMIT AT NASHVILLE WEST

Nashville

\$

9.1

VALUE RATING

Review by Vanderbilt Law Student

"Apartments are spacious and modern, maintenance is quick to respond to issues, and the complex manager lives in the complex, so they are aware of what is going on. My wife and I chose this place specifically because it is in a suburb with little crime and few transients around. The rate is much cheaper than what something like this would cost closer to campus and the commute isn't bad (about 15 minutes most days unless they are doing construction on the highway). We also haven't had issues with loud parties etc. because it is mostly profession people/ students who live here."

2nd



THE PEARL

Midtown

\$

9.0

VALUE RATING

Review by Vanderbilt Law Student

"Great Apartment for a good price"

3rd



VILLAGER WEST

Hillsboro Westend, 2134 Fairfax Ave

\$

8.9

VALUE RATING

Review by Vanderbilt Law Student

"This is a complex of condos, some owners rent to students. These apartments are not the newest or the nicest, but they're fine. This is a relatively affordable option if you want to live alone."



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 Vanderbilt 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 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

B	Akara Partners
B-	Berkshire Communities
B-	Elmington Property Management
A+	Greystar
A-	Lincoln Property Company
A+	MAA
A+	NTS Development Company
B-	Olympus Property
A-	RAM Partners
B	Relm Inc.
A-	Security Properties
A+	The Dinerstein Companies

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